

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Anne McIntosh, Director of Community Development

**THROUGH:** Laurie B Jester, Planning Manager

**BY:** Ted Faturos, Assistant Planner

**DATE:** May 22, 2019

**SUBJECT:** Proposed Use Permit for a New Eating and Drinking Establishment with On-Site Beer Consumption and Beer Sales for Off-Site Consumption at 327 Manhattan Beach Boulevard (Culture Brewing Company/Ragan)

**RECOMMENDATION**

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached Resolution approving the Use Permit subject to certain conditions.

**APPLICANT/OWNER**

Culture Brewing Company/Steve Ragan  
327 Manhattan Beach Boulevard  
Manhattan Beach, CA 90266

**BACKGROUND**

On April 4, 2019, the Community Development Department received an application requesting a Use Permit to establish an Eating and Drinking Establishment use at an existing vacant tenant space formerly occupied by a hair salon (Bob Roy Salon), as well as the reconstruction of an existing portion of the building at the rear of the property off the alley. The property also has another Eating and Drinking Establishment use (The Coffee Bean & Tealeaf) to the west of the applicant's tenant space. The applicant is proposing a beer tasting room that would have on-site beer consumption as well as beer sales for off-site consumption. Neither food service nor live entertainment is proposed, and the proposed hours of operation are 8am – 10pm seven days a week. The subject property is located in the "CD" (Downtown Commercial) zoning district in Area District III.

**PROJECT OVERVIEW**

**LOCATION**

Location: 327 Manhattan Beach Boulevard  
(See Vicinity Map- Attachment D)

Legal Description: Lots 6 and 7, Block 92, Manhattan Beach Division #2

## LAND USE

General Plan:	Downtown Commercial	
Zoning:	CD, Downtown Commercial	
Area District:	III	
Land Use:	<u>Existing</u>	<u>Proposed</u>
	3,754 sq. ft.	3,898 sq. ft.
	Hair Salon	Beer Tasting Room

### Neighboring Zoning and Land Uses:

North (across Center Pl)	CD: Public Parking Garage
South (across MBB)	CD: Retail (Gum Tree)
East	CD: Retail (Splendid)
West	CD: Restaurant (Love & Salt)

## PROJECT DETAILS

	<u>Existing</u>	<u>Proposed</u>
Alcohol Service	N/A	On-Site Beer Consumption Off-Site Beer Sales
Live Entertainment:	N/A	None
Hours of Operation:	N/A	8am – 10pm, 7 Days/Week

## DISCUSSION

The applicant (Culture Brewing Company) is requesting a Use Permit to establish a new Eating and Drinking Establishment use best described as a “beer tasting room” or pub without food service. The Manhattan Beach Municipal Code defines the Eating and Drinking Establishment Use as “businesses serving prepared food or beverages for consumption on or off the premises” (MBMC 10.08.050). The existing tenant space is vacant and was formerly occupied by a hair salon (Bob Roy Salon). The applicant proposes to thoroughly remodel the interior of the tenant space, rebuild and slightly expand the rear portion of the building, and create a new façade with glass garage door that would be openable to Manhattan Beach Boulevard.

The applicant has a “Small Beer Manufacturing” license (Type 23) from the California Alcohol Beverage Control department (ABC). The Type 23 license allows the applicant to brew and sell up to 60,000 barrels of beer a year. The applicant operates a brewing facility and tasting room in Solana Beach, CA, and also operates two other beer tastings rooms in Ocean Beach, CA and Encinitas, CA. The applicant is not proposing any brewing capabilities for the subject site. Rather, the applicant proposes a beer tasting room with on-site consumption of beer and sales of beer for off-site consumption as allowed by the ABC’s Type 23 license. No other alcoholic beverages are allowed to be consumed on site except for the brewer’s own beer.

There are no kitchen facilities proposed on site, as the applicant is not proposing any food preparation or food service on site. However, customers are allowed to bring food from other establishments to the beer tasting room to enjoy with their beer.

The applicant is proposing hours of operations between 8am and 10pm, seven days a week. The applicant is not proposing any live entertainment. The applicant is also proposing to have other occasional events in their tasting room, such as a “beer yoga class” and monthly art shows (Attachment B).

A unique aspect of the applicant’s design is the front façade facing Manhattan Beach Boulevard. The façade has a glass garage-like door that, when open, exposes the inside of the tap room to the street. Several other downtown restaurants have similar “indoor-outdoor” designs, but what makes the applicant’s proposed façade unique is that the opened garage door will project into the public right-of-way, acting as an awning over the sidewalk when the door is open. The garage door design will meet the required vertical clearance for pedestrians walking under the garage door on the sidewalk. The applicant has been informed that the garage door will require an Encroachment Permit, as the garage door is a private use of the public right-of-way.

The Eating and Drinking Establishment use, as well as any alcohol-related use, requires a Use Permit. The Draft Resolution (Attachment A) implements the latest conditions the City places on eating and drinking establishments.

#### **OTHER DEPARTMENT COMMENTS**

The Police Department has reviewed the applicant’s request and has no objections to the applicant’s proposed use or operating characteristics.

#### **REQUIRED FINDINGS**

Section 10.84.010 of the Manhattan Beach Municipal Code states that “Use Permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.”

The following findings must be met in order to grant the Use Permit Amendment.

1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and

4. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

Staff suggests the following findings in support of the Use Permit Amendment for the project:

1. Culture Brewing Company will be a commercial beer tasting room use located in the CD Downtown Commercial zone.
2. Culture Brewing Company will be a commercial use consistent with the General Plan's Downtown Commercial land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent and complimentary with neighboring uses, as the neighboring lots have also been developed with commercial uses, many of which are eating and drinking establishments that serve food and alcohol. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Culture Brewing Company can be part of the Downtown commercial mix of businesses that helps create a dynamic and interesting Downtown.
3. Culture Brewing Company will be an Eating and Drinking Establishment use that complies with all provisions of the Municipal Code's Title 10 Planning and Zoning.
4. The proposed tenant, Culture Brewing Company, will be an eating and drinking establishment located on the busy Manhattan Beach Boulevard commercial corridor in the heart of Downtown Manhattan Beach, with some of the surrounded businesses having similar operating characteristics. Significant buffers between Culture Brewing Company and residences exist, with Manhattan Beach Boulevard, Center Place, City Parking Lot 2 (between Center Place and 12<sup>th</sup> Street), and other businesses providing sound barriers that help minimize any impacts associated with the use. Additionally, the 10pm closing time is relatively early when compared to other downtown businesses that serve alcohol (Attachment C). The proposed use also produces relatively little trash due to the use's operational characteristics of no on site food preparation, little if any on-site food consumption, and all alcohol being served from kegs in glasses, not in bottles.

#### General

The General Plan encourages Downtown businesses that offer "services and activities to our residents and visitors". The project is specifically consistent with General Plan Policies as follows:

LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

## **PUBLIC COMMENTS**

A public notice for tonight's hearing was published in the Beach Reporter on May 9, 2019 and mailed to all property owners within a 500' radius. As of the writing of this report, staff has not received any public comments.

## **ENVIRONMENTAL DETERMINATION**

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Existing Facilities Section 15301 based on Staff's determination that there is no expansion of use associated with the Project.

## **CONCLUSION**

Staff recommends that the Planning Commission conduct the public hearing, discuss the applicant's request, and approve the attached draft Resolution approving the Use Permit subject to certain conditions.

### Attachments:

- A. Draft Resolution No. PC 19-
- B. Applicant's Written Documents
- C. Downtown Businesses- Alcohol and Hours of Operation List
- D. Vicinity Map
- E. Culture Brewing Company's Plans

THIS PAGE  
INTENTIONALLY  
LEFT BLANK

# ATTACHMENT A

## RESOLUTION NO. PC 19-

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT FOR A NEW EATING AND DRINKING ESTABLISHMENT WITH ON-SITE BEER CONSUMPTION AND BEER SALES FOR OFF-SITE CONSUMPTION AT 327 MANHATTAN BEACH BOULEVARD (CULTURE BREWING COMPANY/RAGAN)

#### THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

##### SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on May 22, 2019, received testimony, and considered an application for a Use Permit to allow a new eating and drinking establishment at 327 Manhattan Beach Boulevard.
- B. The subject property is legally described as Lots 6 and 7, Block 92, Manhattan Beach Division #2 in the City of Manhattan Beach, County of Los Angeles.
- C. The applicant for the subject project is Culture Brewing Company, the owner of the business (hereafter referred to as "the owner").
- D. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Existing Facilities Section 15301 based on Staff's determination that there is no expansion of use associated with the Project.
- E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- F. The existing tenant space was formerly occupied by a hair salon (Bob Roy Salon). The site also has an existing eating and drinking establishment (The Coffee Bean & Tea Leaf).
- G. The subject property is located in Area District III and is zoned CD, Downtown Commercial. The surrounding properties are zoned CD to the North (across Center Place), South (across Manhattan Beach Boulevard), East, and West.
- H. The use is permitted in the CD zone subject to a Use Permit and is in compliance with the City's General Plan designation of Downtown Commercial.
- I. The General Plan designation for the property is Downtown Commercial. The General Plan encourages Downtown businesses that offer "services and activities to our residents and visitors". The project is specifically consistent with General Plan Policies as follows:
  - LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
  - LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.
- J. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:
  - 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

Culture Brewing Company will be a commercial beer tasting room use located in the CD Downtown Commercial zone.
  - 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be**

**detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

Culture Brewing Company will be a commercial use consistent with the General Plan's Downtown Commercial land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent and complimentary with neighboring uses, as the neighboring lots have also been developed with commercial uses, many of which are eating and drinking establishments that serve food and alcohol. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Culture Brewing Company can be part of the Downtown commercial mix of businesses that helps create a dynamic and interesting Downtown.

- 3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.**

Culture Brewing Company will be an Eating and Drinking Establishment use that complies with all provisions of the Municipal Code's Title 10 Planning and Zoning.

- 4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

The proposed tenant, Culture Brewing Company, will be an eating and drinking establishment located on the busy Manhattan Beach Boulevard commercial corridor in the heart of Downtown Manhattan Beach, with some of the surrounded businesses having similar operating characteristics. Significant buffers between Culture Brewing Company and residences exist, with Manhattan Beach Boulevard, Center Place, City Parking Lot 2 (between Center Place and 12th Street), and other businesses providing sound barriers that help minimize any impacts associated with the use. Additionally, the 10pm closing time is relatively early when compared to other downtown businesses that serve alcohol (Attachment C). The proposed use also produces relatively little trash due to the use's operational characteristics of no on site food preparation, little if any on-site food consumption, and all alcohol being served from kegs in glasses, not in bottles.

K. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.

L. This Resolution, upon its effectiveness, constitutes the Use Permit for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the Use Permit subject to the following conditions:

1. The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on May 22, 2019 as amended and conditioned. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if approval from the Planning Commission is required.
2. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission review and action is required.

**Operation**

3. The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter and food debris.



4. The operators of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
5. All rooftop mechanical equipment shall be screened from the public right-of-way.
6. All mats shall be cleaned on the premises with no outside cleaning of mats permitted. If any floor mats cannot be cleaned within the premises, a service company must be contracted.
7. Hours of operation for the establishment shall be permitted as follows:

Monday - Sunday	8:00am – 10:00pm
-----------------	------------------
8. The owner shall be in substantial compliance with all restrictions imposed by the Alcohol Beverage Control Board (ABC) for the Type 23 “Small Beer Manufacturer” license.
9. The owner shall be permitted to serve beer for on-site consumption and sell beer for off-site consumption in accordance with the Alcohol Beverage Control Board (ABC) Type 23 “Small Beer Manufacture” license.
10. Live entertainment is prohibited.
11. Noise emanating from the property shall be within the limitations prescribed by the City Noise Ordinance and shall not create a nuisance to nearby property owners. Noise shall not be audible beyond the premises.
12. The restaurant management shall control the volume of any background music.
13. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purpose of revocation or modification in accordance with the requirements of the MBMC Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
14. The Community Development Department staff shall be allowed to inspect the site at any time.

**Refuse**

15. The management shall arrange for special on-site pickup as often as necessary to ensure that the refuse area has adequate space to accommodate the needs of the subject business.
16. No refuse generated at the subject site shall be located in the non-alley Public Right-of-Way for storage or pickup, including the disposal of refuse in any refuse container established for public use.

**Signage**

17. All new signs and alterations to existing signs shall receive permits, and shall be in compliance with the City’s sign code.
18. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
19. No temporary banner or other signs shall be placed on the site without City permit and approval.

**Procedural**

20. The owner shall be required to obtain a City of Manhattan Beach right-of-way encroachment permit for any projections into the public right-of-way, such as the garage door incorporated into the front facade.
21. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired

22. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
23. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
24. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.
25. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the owner. The Secretary shall make this resolution readily available for public inspection.
26. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
27. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **May 22, 2019** and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

---

**Anne McIntosh**  
Secretary to the Planning Commission

---

**Rosemary Lackow**  
Recording Secretary

THIS PAGE  
INTENTIONALLY  
LEFT BLANK

## ATTACHMENT B

# CULTURE

BREWING CO

Culture Brewing Co. is the d/b/a of Solana Beach Brewing Co, LLC. We have been in business for nearly six years. We were founded by three friends who are long term members of the Solana Beach Community who brewed together for years in the garage. We obtained investment capital from YMCA camping friends in the neighborhood. We brew all our own product in Solana Beach, where we have a small tasting room. We have had a second tasting room in Ocean Beach since November, 2014 and most recently opened our third tasting room in Encinitas in August of 2017. Our license does not permit us to serve anything but our own product making us a retail store with tasting component. Our tasting rooms are carefully chosen to be in close vicinity to a variety of restaurant options. Manhattan Beach is especially attractive to us because it has such a strong sense of community, as we have come to appreciate with our three prior locations.

We would be proposing hours of 8 am-10 pm 7days a week. However most days we will open at 12 pm. The earlier time request would be for example a beer yoga class that would start before 12 pm. Our art shows would be held every first Friday of the month. The art would stay up for the whole monthly period. We will have a mixture of seating and standing room that will give us the ability to have a occupancy load for 99 people. The look and feel would mirror that of our other three tasting rooms. Please see our website for photographs of each of our tasting rooms – [www.culturebrewingco.com](http://www.culturebrewingco.com). Our look is very basic and rustic industrial, mixing concrete, iron, stainless steel, reclaimed lumber and glass. At the street we would use roll up glass panel garage doors. We will not have live music and we will not have T.Vs. We do not anticipate any negative impact on parking and we have found from our other tasting rooms that our customers almost invariably are already visiting other local businesses for shopping or dining. We have been repeatedly told by neighboring businesses and landlords that we are a much appreciated asset to the community. We enjoy one of the top social media and Yelp ratings in the region, with the most constant comments from patrons saying they enjoy how family friendly, dog friendly, and relaxed our tasting rooms are.

We have a reputation for very high quality beers, and for a very comfortable, clean tasting room environment. Our existing tasting rooms do not have problems with the communities, and have been extremely well received by residential and business neighbors, landlords, and regulators. The microbrewery community is extremely competitive and we are heavily dependent upon our reputation, brand integrity, beer quality, and positive community relations for the basic viability of our business. Additionally, we are thriving because we are excellent corporate citizens, with no interest in disturbing the communities we depend upon. All of our servers are LEAD certified by the Alcoholic Beverage Control and most all are also beer

professionals who are Certified Beer Servers through the Cicerone Certification Program. We do not tolerate drunkenness, and are simply about an educational beer tasting experience in a classy yet social setting. We offer offsite sales of filled jugs called “growlers”, crowlers, 16 oz cans and merchandise such as shirts, glassware, locally made dog treats, beer soap, and hats. As a retail/tasting room location we focus on our customers tasting our products and leaving with one of our many to go options.

Core to our business model is a deep commitment to our communities. We have held over 100 fundraising events where we hosted (at no charge) recognized Not for Profit associations of all nature - charitable, philanthropic, civic, trade association, health and sports. We donate a portion of proceeds at these events. We also “donate” our walls as a rotating studio for local artists to use. And we are active participants in our communities, attending all type of civic events.

Our neighbors and landlords of our existing tasting rooms will confirm we actively work to minimize disruption, are responsible and concerned community members, and act swiftly to address the few concerns that arise.

We invite you to review our website at [www.culturebrewingco.com](http://www.culturebrewingco.com) where we have extensive information and images about our business, beers, and tasting rooms.

#### Traffic and Parking load

- This location is within walking distance of a large amount of public parking, a train and coaster station
- Many of our customers who arrive by car are also visiting one or more other local shops or restaurants or other businesses
- We have a business affiliation with “Uber” which offers patrons discounted fares

#### **Pop Ups**

-Modern Nation

-Be Kind Vibes

-Nuerra Swim

-Bloom Babes

-Slippa

-Aloha Sunday

-Vuori

- Roam Surfboards
- Album Surf
- Surflite
- Aloha Collection
- Boho Beach Babe
- Sagrado Design
- Concert Surf Shop
- Walnut Burger
- Salt Water Surf and Supply
- Hungarian Workshop
- Matuse Wetsuits
- Headhunter Surf
- Stone Fox Swim
- Craft Beerd
- Hoppy Beer Hoppy Life
- Camper Camera
- South Coast Surf
- Raise Case
- Creature Skateboards
- Doggie Beer Bones
- Urt Turt
- Wasabi Green
- Revetro
- Ember Arts

## **Events**

Beer and Cameras

Macarame- Women's Craft Beer Collective  
Succulent Box Making- Rivers End Designs  
Candle Workshops- Mr. B's Candles  
Beer and Bacon pairing- Clandestino Dinner Club  
Beer and Chocolate pairing- So Rich Chocolates  
Bark After Dark- Leeds Dog Supply, Dirty Dogs  
International Women's Collaboration Brew Day  
Hoppy Yoga-weekly  
Local Maker's Market: local artisans selling there crafts in a pop up setting in our store  
Drew Toonz Book Signing  
Movie Nights: Back to the Future, surf films, Gidget by the Sea  
Addidas Skateboarding San Diego Movie Premier: Away Days  
San Diego Beer and Art Fest  
The Board Room Surfline Party  
Thrasher Skate movie release  
Weekly Surf Night in Ocean Beach and Solana Beach  
Weekly Skate Night in Ocean Beach  
Paint and Party Night  
Halloween Dog Costume  
Trash Clean Ups  
Weekly Meetup Running Groups

### **Non Profits**

Waves for Water  
Racies de Esperanza



Boarding for Breast Cancer  
Adams Avenue Business Association (AABA)  
The Surfing Madonna Foundation  
Autism Tree Project Foundation  
BEER 4 BOOBS  
Sustainable Surf  
Be Backpacks  
H2O Trash Patrol  
Boys & Girls Club, Solana Beach  
BraveCort Foundation  
Father Joes Villages  
Brothers Gow Music Foundation  
Cardno Chemrisk  
Challenged Athletes Foundation  
Rancho Coastal Humane Society  
Community Resource Center  
San Diego Center for Children  
Del Mar Village Association  
Encinitas Chamber of Commerce  
Furry Foster  
Movember Foundation  
Green Drinks, San Diego  
The Junior League of San Diego  
Baja Animal Sanctuary  
Japan America Society of SoCal  
The Keep a Breast Foundation  
Kimera Orphanage

San Diego Coast Keeper  
Leucadia Main Street Association  
The Leukemia & Lymphoma Society  
National Multiple Sclerosis Society  
The Lois Merrill Foundation  
Los Angeles Brewers Guild  
Magdalena Ecke Family YMCA  
Mike McKay Foundation  
Solana Beach Schools Foundation  
National Multiple Sclerosis Society  
Encinitas Main Street Association  
National Multiple Sclerosis Society South Coast Chapter  
San Diego Lifesaving Association  
North Coast Repertory Theatre  
North Park Mainstreet Association  
Ocean Beach Mainstreet Association  
I Love A Clean San Diego  
Ocean Beach Town Council  
One Bag, One World  
Pink Boots Society – San Diego Chapter  
Rady Children’s Hospital, San Diego  
Random Acts  
Testicular Cancer Society  
San Diego Art Institute  
Cardiff Main Street Association  
San Diego Brewers Guild  
No Kid Hungry

San Diego Coastkeeper  
WiLDCOAST  
San Diego German Shepard Rescue  
Pink Boots Society  
San Diego Hunger Coalition  
Mission Valley YMCA  
San Diego Music Foundation  
Crohn's & Colitis Foundation of America  
San Diego Professionals Against Cancer  
The San Diego River Park Foundation  
San Elijo Lagoon Conservancy  
San Francisco Brewers Guild  
Skin Cancer Foundation  
Solana Beach Foundation for Learning  
SURFAID  
Surfrider Foundation – San Diego Chapter  
Tahoe Dreamcatcher  
Tread Lightly!  
Triathlon Club of San Diego  
United Cerebral Palsy, San Diego  
Solana Beach Chamber of Commerce  
Warrior Foundation – Freedom Station  
Surfrider Foundation  
Waves for Water

**Monthly Rotating Art Shows Featuring:**

Aaron Chang

Steve Sherman  
Will Holder  
Sarah Lee  
Eric Soderquist  
Nicole Boramanand  
Mike Blabac  
Drew McGill  
Jessica Fuller  
J Grant Brittan  
Kevin Roche  
Blaze Syka  
CJ Troxell  
Jay Reilly  
Tekst Artist  
Micaiah Hardison  
Lil Kim Kirch  
Gretchen Weidner  
Myles McGuinness  
Amanda Scarski  
Christopher Donez  
Troy Brajkovich  
Jessica Siemens  
Kyle Carlson  
Balazs Moldovan  
Laserwolf  
Jason Kenworthy  
Brad Masters

Spencer Ramsey

Emry Rucker

Bryan Snyder

Grant Ellis and Raise Case

Cosette x Peter x Nuera Collab

Lisa Houston

Blue Wesley

# CULTURE

BREWING CO

## WRITTEN DESCRIPTION OF ACCORDANCE WITH FINDINGS

1. THE PROPOSED LOCATION OF THE USE IS IN ACCORD WITH WITH THE OBJECTIVES OF THIS TITLE AND THE PURPOSES OF THE DISTRICT IN WHICH THE SITE IS LOCATED.
  - YES THE PROPOSED LOCATION OF USE IS WITHIN THE DOWNTOWN COMMERCIAL OVERLAY OF MANHATTAN BEACH BLVD. THE PROPOSED USED AS A BREWERY TASTING ROOM IS WITHIN THE APPROVED USES OF THE DOWNTOWN COMMERCIAL OVERLAY
2. THE PROPOSED LOCATION OF USE AND THE PROPOSED CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH THE GENERAL PLAN; WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR WELFARE OF PERSONS RESIDING OR WORKING IN OR ADJACENT TO THE NEIGHBORHOOD OF SUCH USE; AND WILL NOT BE DETRIMENTAL TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY OR TO THE GENERAL WELFARE OF THE CITY;
  - THE OPERATION OF CULTURE BREWING CO WILL BE MAINTAINED IN OPERATED IN ACCORDANCE WITH THE GENERAL PLAN AND WILL NOT BE A DETRIMENT TO PUBLIC HEALTH OR SAFETY AS CULTURE BREWING CO ADVOCATES AND ENFORCES RESPONSIBLE CONSUMPTION OF ALCOHOL. THE PROPOSED USE AND IMPROVEMENTS TO THE PROPERTY WILL BE ADVANTAGEOUS TO CULTURE'S NEIGHBORS.
3. THE PROPOSED USE WILL COMPLY WITH THE PROVISIONS OF THIS TITLE, INCLUDING ANY SPECIFIC CONDITION REQUIRED FOR THE PROPOSED USE IN THE DISTRICT IN WHICH IT WOULD BE LOCATED
  - CULTURE BREWING CO WILL COMPLY WITH THE DOWNTOWN SPECIFIC PLAN IN THAT IT DOES NOT IMPEDE ON PEDESTRIAN OR AUTOMOBILE TRAFFIC. THE STOREFRONT DESIGN STYLE WILL EMOBIDY DIVERSITY WHILE FITTING THE CONTEXT OF A BEACH COMMUNITY. THE SPACE OF THE TASTING ROOM WILL SEAMLESSLY TRANSITION BETWEEN INTERIOR AND EXTERIOR SPACES WITH THE USE OF OPERABLE HYDRAULIC DOOR, FRONT DRINK RAIL AND PLANTER BOX, AND USE OF SKYLIGHTS IN THE SPACE, OVERALL MAKING FOR A FLUID BUILDING FACADE BLENDING INTO THE COMMUNITY.
4. THE PROPOSED USE WILL NOT ADVERSELEY IMPACT NOR BE ADVERSELY IMPACTED BY NEARBY PROPERTIES. POTENTIAL IMPACTS ARE RELATED BUT NOT NECESARILY LIMITED TO: TRAFFIC, PARKING, NOISE, VIBRATION, ODORS, RESIDENT SECURITY AND PERSONAL SAFETY, AND AESTHETICS, OR CREATE DEMANDS EXCEEDING THE CAPACITY OF PUBLIC SERVICES AND FACILITIES WHICH CANNOT BE MITIGATED.
  - PARKING WILL NOT BE AN ISSUE AS THERE IS A LARGE AMOUNT OF PARKING DIRECTLY BEHIND THE BUSINESS. SINCE CULTURES DOES SERVE BEER MOST OF THEIR PATRONS END UP WALKING OR RIDESHARING TO THE TASTING ROOM AS A PRACTICE OF RESPONSIBLE ALCOHOL CONSUMPTION. AS FOR NOISE AND VIBRATION THERE WILL BE NO LOUD MECHANICAL EQUIPMENT. ODORS WILL NOT BE AN ISSUE AS THERE IS NO PRODUCT OR FOOD ITEM BEING CREATED OR COOKED ON SITE. PUBLIC SERVICES WILL NOT BE EXCEEDED AS CULTURE BREWING CO WILL DILIGENTLY ADHERE TO THEIR BUILDING OCCUPANCY. OVERALL CULTURE BREWING CO PROVIDES A SAFE AND AESTHETIC COMMUNITY BASED TASTING ROOM FOR PATRONS TO SAMPLE VARIOUS BEER STYLES.

## ATTACHMENT C

### DOWNTOWN LIST OF RESTAURANTS & BARS WITH ALCOHOL SERVICE

	Establishment	Address	Approved Hours of Operation	Approved Alcohol Hours	Alcohol License	Resolution Nos. & Dates	Entertainment
1	900 Manhattan Club/Downstairs Bar	900 Manhattan Ave.	9am-12am, Sunday 11am-12am, Mon-Wed 11am-12am, Thu (downstairs) 11am-1am, Thu (upstairs) 11am-1am, Fri 9am-1am, Sat	9am-12am, Sunday 11am-12am, Mon-Wed 11am-12am, Thu (downstairs) 11am-1am, Thu (upstairs) 11am-1am, Fri 9am-1am, Sat	Full Liquor	CC Reso. 18-0075 06/06/18	Live allowed on 2nd floor Dancing allowed on Fri/Sat nights
2	Sugarfish	304 12th Street	10am-12am, Sun-Thu 10am-1am, Fri-Sat	10am-12am, Sun-Thu 10am-1am, Fri-Sat	Full Liquor	CC Reso. 4471 02/16/88 BZA 87-36 12/08/87	Live Entertainment & Dancing
3	Arthur J's	903 Manhattan Ave.	11am-12am, Sun-Thu 11am-2am, Fri-Sat	11am-12am, Sun-Thu 11am-2am, Fri-Sat	Full Liquor	CC Reso. 4108 01/03/84	No Limit
4	Darren's Restaurant	1141 Manhattan Ave.	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	11am-11pm, Sun-Thu 6am-12am, Fri-Sat	Full Liquor	02-28 08/28/02	None
5	El Sombrero	1005 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
6	Ercoles	1101 Manhattan Ave.	11am-2am, Daily	11am-2am, Daily	Full Liquor	85-32 11/12/85	None
7	Homie	1140 Highland Ave.	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	6am-10pm, Sun-Thu 6am-11pm, Fri-Sat	Beer & Wine	02-14 05/08/02	None
8	Fishing with Dynamite	1148 Manhattan Ave.	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	7am-11pm, Sun-Wed 7am-12am, Thu-Sat	Full Liquor	01-24 11/28/01	None
9	Fonzs	1017 Manhattan Ave.	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	9am-9pm, Sun 5:30am-10pm, Mon-Thu 5:30am-11pm, Fri-Sat	Full Liquor	01-04 02/14/01	None
10	Fusion Sushi	1150 Morningside Dr.	9am-11pm Sun-Wed 7am-12am Thu-Sat	9am-11pm Sun-Wed 7am-12am Thu-Sat	Beer & Wine	05-05 03/23/05	Entertainment/Dancing for Private Parties In Banquet Room Only Thu-Sat
11	Hennesseys	313 Manhattan Beach Blvd.	11am-2am, Daily No Outdoor Dining After 10pm When Entertainment Performs	11am-2am, Daily	Full Liquor	83-18 04/26/83	Live entertainment til 1:30am, Mon-Sun
12	Izaka-Ya	1133 Highland Ave.	11:00am-11:00pm Sun-Wed 11:00am-12am Thu-Sat	11:00am-11:00pm Sun-Wed 11:00am-12am Thu-Sat	Beer & Wine	10-04 07/14/10	None
13	Kettle	1138 Highland Ave.	24 Hours Daily	11am-1am	Beer & Wine	83-06 01/11/83	None

14	Le Pain Quotidien	451 Manhattan Beach Blvd.	7am-7:30pm, Daily	10am-7:30pm, Daily	Limited Selection of Beer & Wine	CC 5770 07/16/02 08-08 05/14/08	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
15	Little Sister	1131 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
16	Love and Salt	317 Manhattan Beach Blvd.	9am-1am, Daily	9am-1am, Daily	Full Liquor & Caterer's	94-20 07/13/94	2 entertainers til 1am Fri, Sat & 12am Sun
17	Mama D's	1125 A Manhattan Ave.	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	6am-11pm, Sun-Thu 6am-1am, Fri-Sat	Beer & Wine	CC Reso. 5175 06/20/95	None
18	Mangiamo	128 Manhattan Beach Blvd.	11am-12am, Mon-Sat 8am-12am, Sun	11am-12am, Mon-Sat 8am-12am, Sun	Full Liquor	83-28 06/14/83	Maximum 3 musicians, nonamplified
19	Manhattan Pizzeria	133 Manhattan Beach Blvd.	6am-2am, Daily	6am-2am, Daily	Beer & Wine	CC Reso. 5175 06/20/95 86-38 12/09/86	None
20	MB Brewing Co	124 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	09-01 01/14/09	None
21	Nick's Manhattan Beach	451 Manhattan Beach Blvd Suite D-126 1200 Morningside	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-10:30pm, Sun-Thu 6am-11:30pm, Fri-Sat	Full Liquor	CC 18-0074 06/05/2018 CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
22	Jimmy's Kouzina	1001 Manhattan Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-09 06/25/07	None
23	Petro's	451 Manhattan Beach Blvd Suite B-110	6am-12 am, Sun-Thu 6am-1am, Fri-Sat	6am-11:30pm, Sun-Thu 6am-12:30am, Fri-Sat	Full Liquor	06-20 12/13/06 CC 5770 07/16/02	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
24	Pitfire Pizza	401 Manhattan Beach Blvd.	7am-11pm, Daily	7am-11pm, Daily	Beer & Wine	05-05 03/23/05	None
25	MB Post	1142 Manhattan Ave.	11am-11pm, Mon-Wed 11am-12am, Thu-Fri 7am-12am, Sat 7am-11pm, Sun	11am-11pm, Mon-Wed 11am-12am, Thu-Fri 7am-12am, Sat 7am-11pm, Sun No Alcohol on Patio After 10pm	Full Liquor	CC 5513 10/19/99	"Kids Night" Monday 5pm-7pm



26	Rice	820 Manhattan Ave.	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	7am-10:30pm, Sun-Thu 7am-11:30pm, Fri-Sat	Beer & Wine	89-23 06/27/89	Nonamplified live music
27	Rock N Fish	120 Manhattan Beach Blvd.	7am-12am, Sun-Thu 7am-1am, Fri-Sat	7am-12am, Sun-Thu 7am-1am, Fri-Sat	Full Liquor	99-04 02/10/99	None
28	Rockefeller	1209 Highland Ave.	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	7am-11pm, Sun-Thu 7am-12am, Fri-Sat	Beer & Wine	07-04 05/09/07	None
29	Shade Hotel	1221 Valley Drive	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 11pm, Sun-Thurs 12am, Fri-Sat Rooftop Deck, 10pm Daily	Zinc Lobby Bar & Zinc Terrace: 11pm Daily Interior Courtyard (for Special Events Only) 10:30pm, Sun-Thurs 11:30pm, Fri-Sat Rooftop Deck, 9pm Daily	Full Liquor	05-08 05/25/05 CC 5770 07/16/02 (CC 6275 07/09/10 Hours Not Shown As Reso. Not Yet Implemented)	2 Unamplified Entertainers Background Music Class I Entertainment Permit Required for More
30	Esperanza	309 Manhattan Beach Blvd.	7am-2am, Daily	7am-2am, Daily	Full Liquor	19-03 03/27/19	1:30am, 7 days a week 5 Musicians/vocalists
31	Shellback	116 Manhattan Beach Blvd.	No Resolution	No Resolution	Full Liquor	No Resolution	
32	Simmzy's	229 Manhattan Beach Blvd.	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	6am - 11pm, Mon-Thu 6am-12am, Fri-Sat	Full Liquor	18-15 09/26/18	None
33	The Strand House	117 Manhattan Beach Blvd.	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	10am-12am, Mon-Thu 10am-1am, Fri 8am-1am, Sat 8am-12am, Sun	Full Liquor	CC Reso. 6304 04/19/11 PC 11-02 02/23/11	Live Entertainment & Dancing Fri-Sat, till 1am Thu & Sun, till 11:30pm
34	Wahoo's	1129 Manhattan Ave.	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	6am-11pm, Sun-Thu 6am-12am, Fri-Sat	Beer & Wine	CC Reso. 5312 02/18/97	None

THIS PAGE  
INTENTIONALLY  
LEFT BLANK

**ATTACHMENT D  
Vicinity Map**



THIS PAGE  
INTENTIONALLY  
LEFT BLANK

# CULTURE BREWING CO - MANHATTAN BEACH

327 MANHATTAN BEACH BLVD.  
 MANHATTAN BEACH, CA 90266  
 APN: 4179-005-005



## PROJECT DATA

**OWNER:**  
 MACK AND FRECKLES, LLC.  
 1016 NEW LONDON DRIVE  
 POTOMAC, MD 20854

**LESSEE:**  
 CULTURE BREWING CO.  
 111 SOUTH CEDROS AVE.  
 SOLANA BEACH, CA 92075

**SITE ADDRESS:**  
 327 MANHATTAN BEACH BLVD.  
 MANHATTAN BEACH, CA 90266

**APN:**  
 4179-005-005

**LEGAL DESCRIPTION:**  
 MANHATTAN BEACH DIV # 2 LOTS 6 AND LOT 7 BLK 92

**ZONING:**  
 CD - COMERCIAL DISTRICT

**AREA DISTRICT:**  
 3

**USE CLASSIFICATION:**  
 1100 - TYPICAL COMMERCIAL STORE PROPERTY

**SETBACKS:**  
 NOT APPLICABLE

**MAX HEIGHT:**  
 26'-0"

**YEAR BUILT:**  
 1941

**NUMBER OF STORIES:**  
 ONE-STORY

**TYPE OF CONSTRUCTION:**  
 TYPE III-B

**FIRE SPRINKLERS:**  
 NO FIRE SPRINKLERS

**BUILDING TYPE:**  
 F-1

**LOT SQUARE FOOTAGE:**  
 5,392 S.F.

**EXISTING / PROPOSED GROSS BUILDING SQUARE FOOTAGE:**  
 1,464 S.F. = COFFEE BEAN  
 2,290 S.F. = CULTURE BREWING CO (EXISTING)  
 144 S.F. = CULTURE BREWING CO (PROPOSED ADDITION)  
 3,898 S.F. = TOTAL

**OCCUPANCY - CULTURE BREWING CO (TASTING ROOM):**

SEATED AREA	968 S.F. @ 1:15 = 64.53
STANDING AREA	228 S.F. @ 1:7 = 32.57
BACK BAR AREA	78 S.F. @ 1:200 = .39
BATHS	156 S.F. @ N/A
HALL	334 S.F. @ N/A
STORAGE	28 S.F. @ 1:300 = .09
COLDROOM	204 S.F. @ 1:300 = .68
<b>TOTAL OCCUPANCY LOAD</b>	<b>= 98 (98.26)</b>

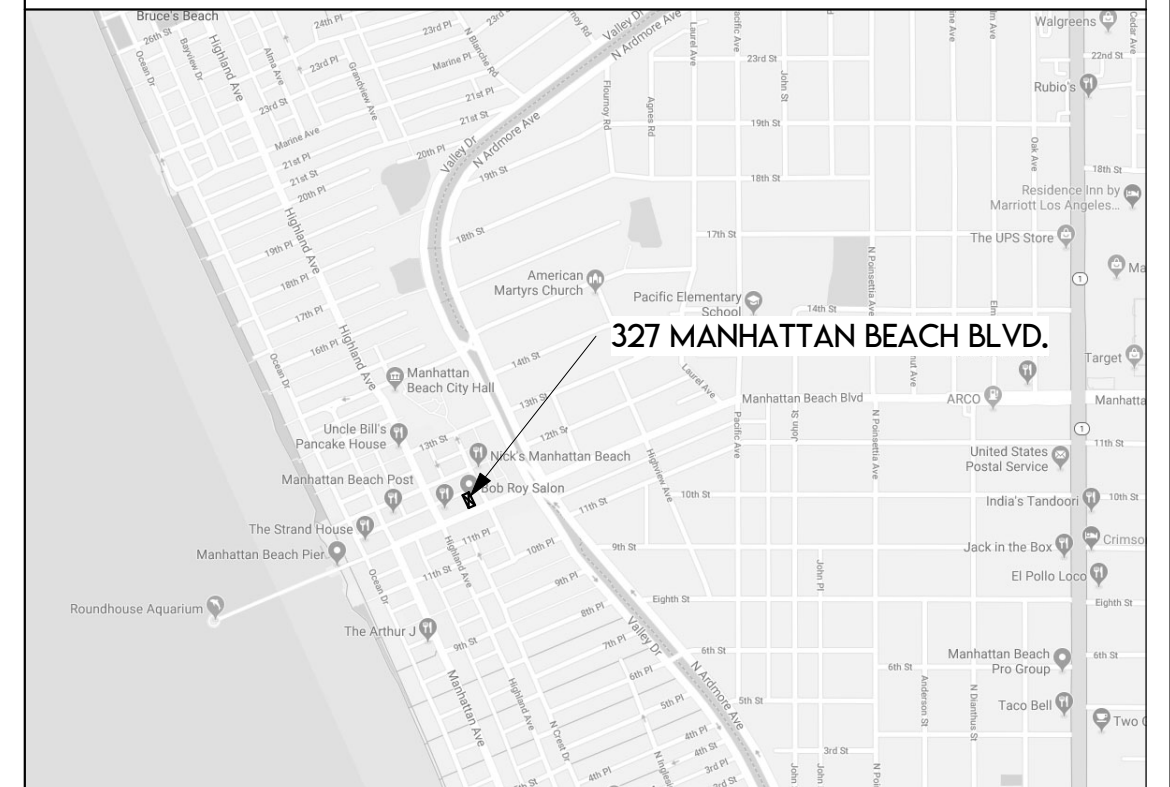
## SCOPE OF WORK

1. PROJECT INCLUDES A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A NEIGHBORHOOD BEER TASTING ROOM.
2. TENTATIVE IMPROVEMENT OF AN EXISTING BUILDING FOR THE USE OF A NEIGHBORHOOD BEER TASTING ROOM.
3. DEMO - WALLS, ELECTRICAL PLUMBING,  
 NEW - WALLS, ELECTRICAL PLUMBING, SIGNAGE.

## NOTES

1. SIGNAGE AND MECHANICAL EQUIPMENT UNDER SEPERATE PERMIT.

## VICINITY MAP



## SHEET INDEX

SHEET #	SHEET NAME
A-0.0	COVER SHEET
A-0.1	PHOTO SURVEY
A-1.0	1"=10'-0" SITE PLAN
A-2.0	1/4"=1'-0" EXISTING/ DEMO FLOOR PLAN
A-3.0	1/4"=1'-0" PROPOSED FLOOR PLAN
A-3.1	1/4"=1'-0" ADA PLAN
A-4.0	1/4"=1'-0" ELEVATIONS / SECTIONS
A-5.0	1/4"=1'-0" ROOF PLAN

DATE  
 05.14.19

**CULTURE BREWING CO - MANHATTAN BEACH**  
 327 MANHATTAN BEACH BLVD.  
 MANHATTAN BEACH, CA 90266  
 APN: 4179-005-005

COVER SHEET

# A-0.0



PHOTO "4"



PHOTO "5"



PHOTO "6"

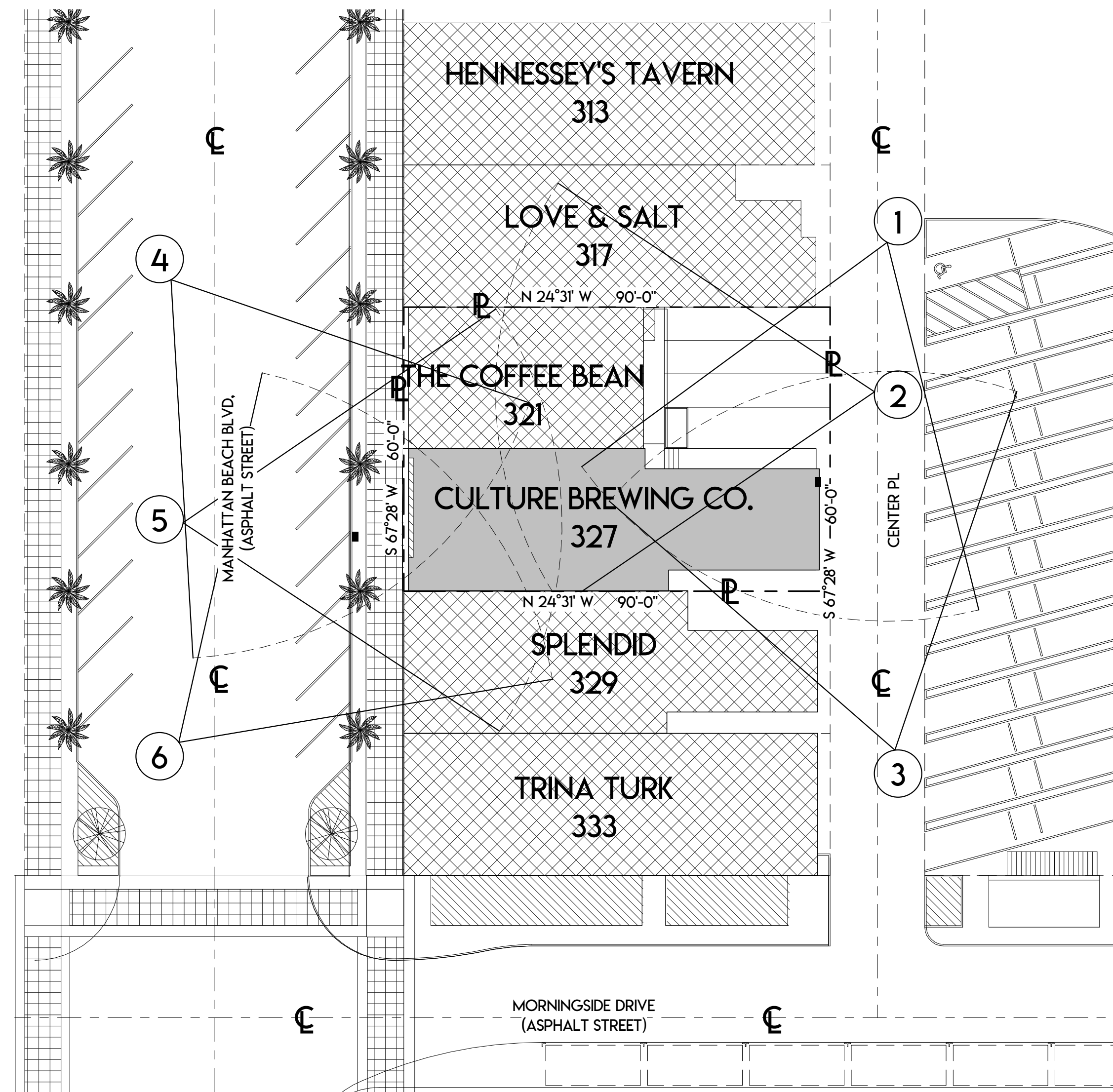


PHOTO "1"



PHOTO "2"



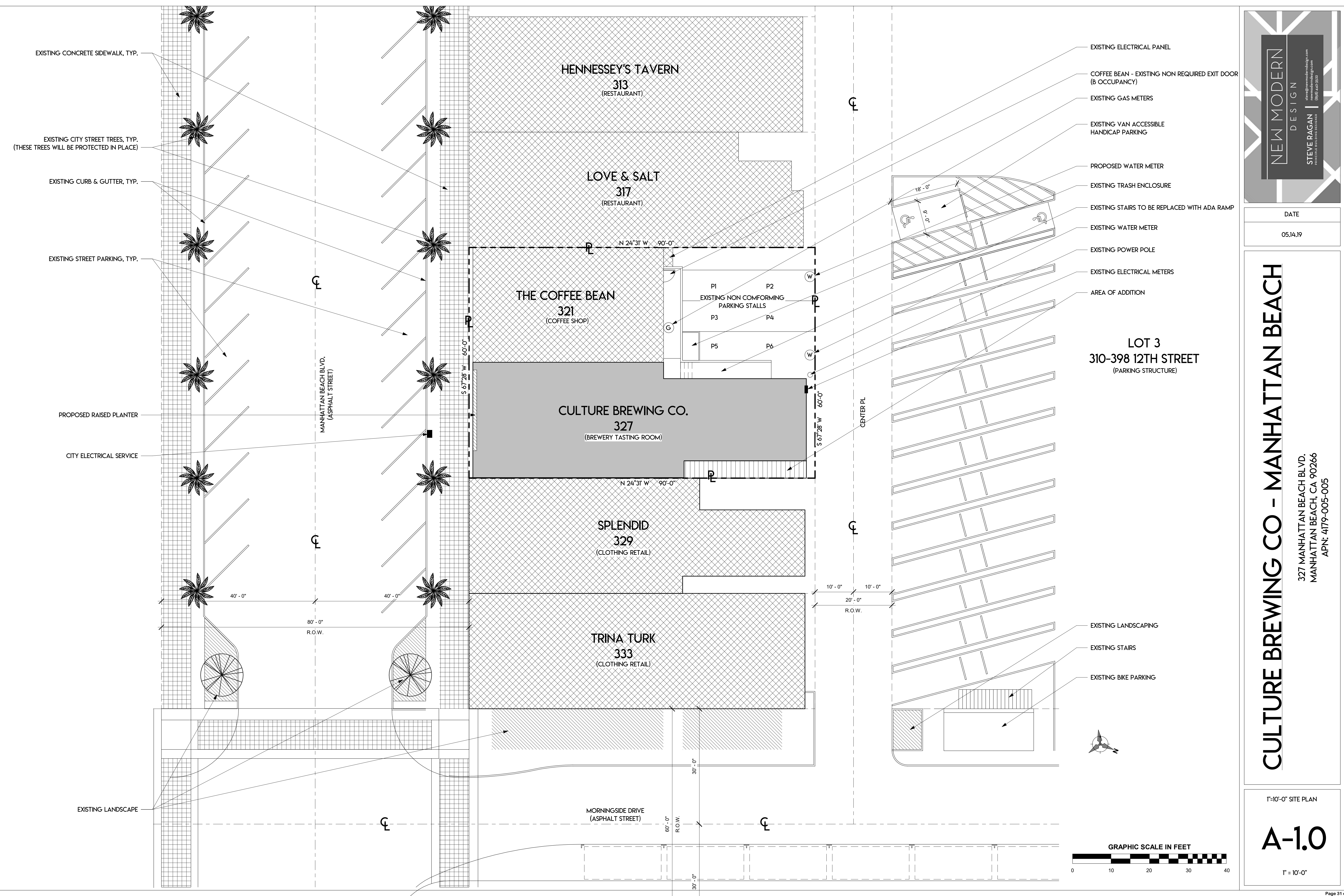
PHOTO "3"

**NEW MODERN**  
DESIGN  
STEVE RAGAN  
PRINCIPLE BUILDING DESIGNER  
steve@newmoderndesign.com  
(818) 443-3823

DATE
05.14.19

**CULTURE BREWING CO - MANHATTAN BEACH**  
327 MANHATTAN BEACH BLVD.  
MANHATTAN BEACH, CA 90266  
APN: 4179-005-005

PHOTO SURVEY  
**A-0.1**  
1" = 20'-0"



EXISTING CONCRETE SIDEWALK, TYP.

EXISTING CITY STREET TREES, TYP.  
(THESE TREES WILL BE PROTECTED IN PLACE)

EXISTING CURB & GUTTER, TYP.

EXISTING STREET PARKING, TYP.

PROPOSED RAISED PLANTER

CITY ELECTRICAL SERVICE

EXISTING LANDSCAPE

HENNESSEY'S TAVERN  
313  
(RESTAURANT)

LOVE & SALT  
317  
(RESTAURANT)

THE COFFEE BEAN  
321  
(COFFEE SHOP)

CULTURE BREWING CO.  
327  
(BREWERY TASTING ROOM)

SPLendid  
329  
(CLOTHING RETAIL)

TRINA TURK  
333  
(CLOTHING RETAIL)

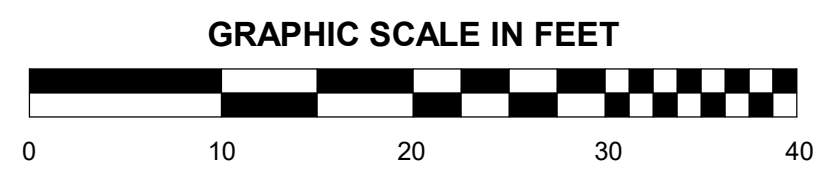
P1 P2  
EXISTING NON CONFORMING  
PARKING STALLS  
P3 P4  
P5 P6

MORNINGSIDE DRIVE  
(ASPHALT STREET)

- EXISTING ELECTRICAL PANEL
- COFFEE BEAN - EXISTING NON REQUIRED EXIT DOOR (B OCCUPANCY)
- EXISTING GAS METERS
- EXISTING VAN ACCESSIBLE HANDICAP PARKING
- PROPOSED WATER METER
- EXISTING TRASH ENCLOSURE
- EXISTING STAIRS TO BE REPLACED WITH ADA RAMP
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING ELECTRICAL METERS
- AREA OF ADDITION

LOT 3  
310-398 12TH STREET  
(PARKING STRUCTURE)

- EXISTING LANDSCAPING
- EXISTING STAIRS
- EXISTING BIKE PARKING

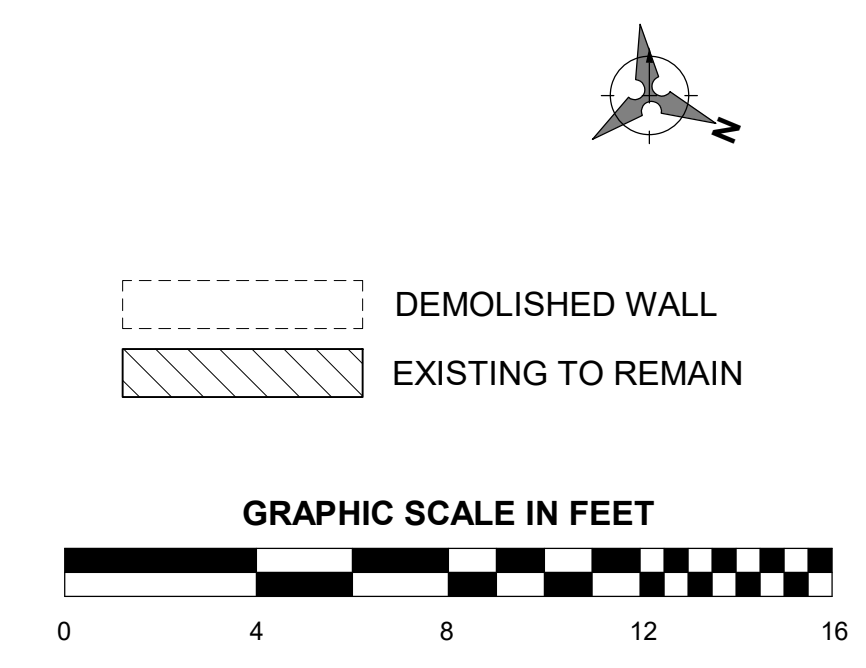
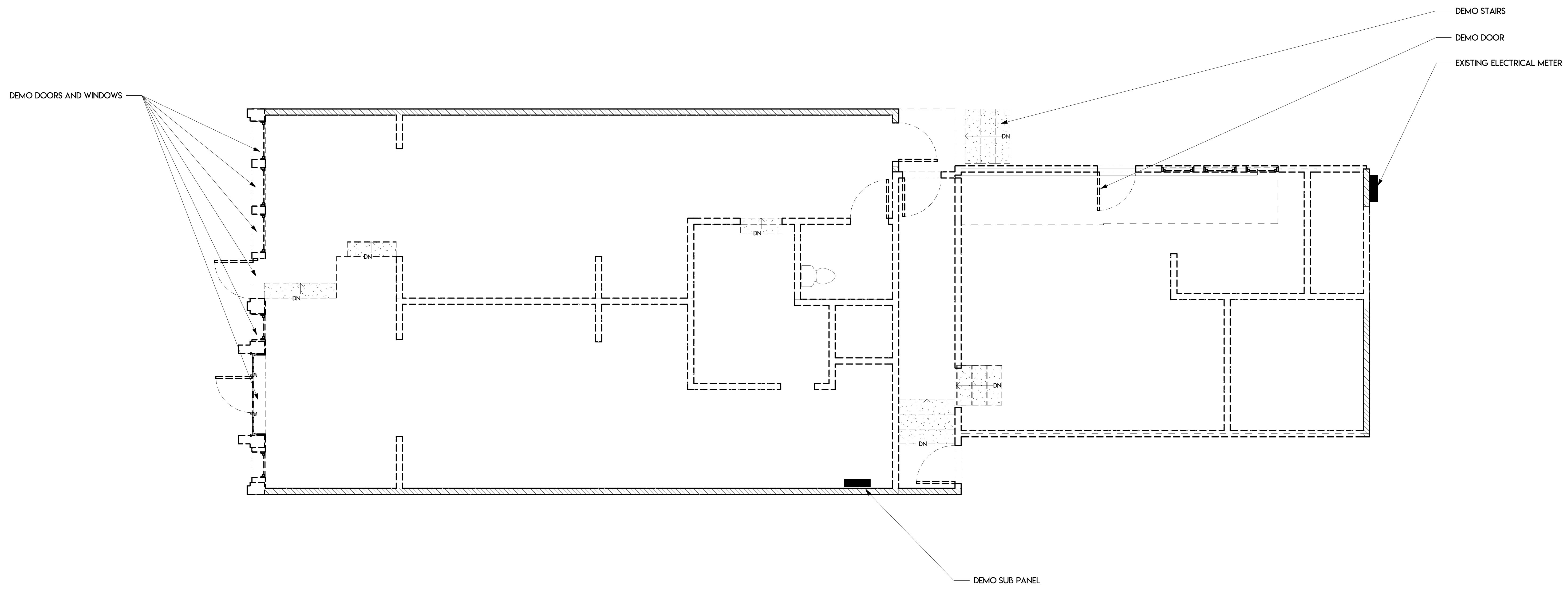


**NEW MODERN DESIGN**  
STEVE RAGAN  
PRINCIPLE BUILDING DESIGNER  
steve@newmoderndesign.com  
(650) 742-3822

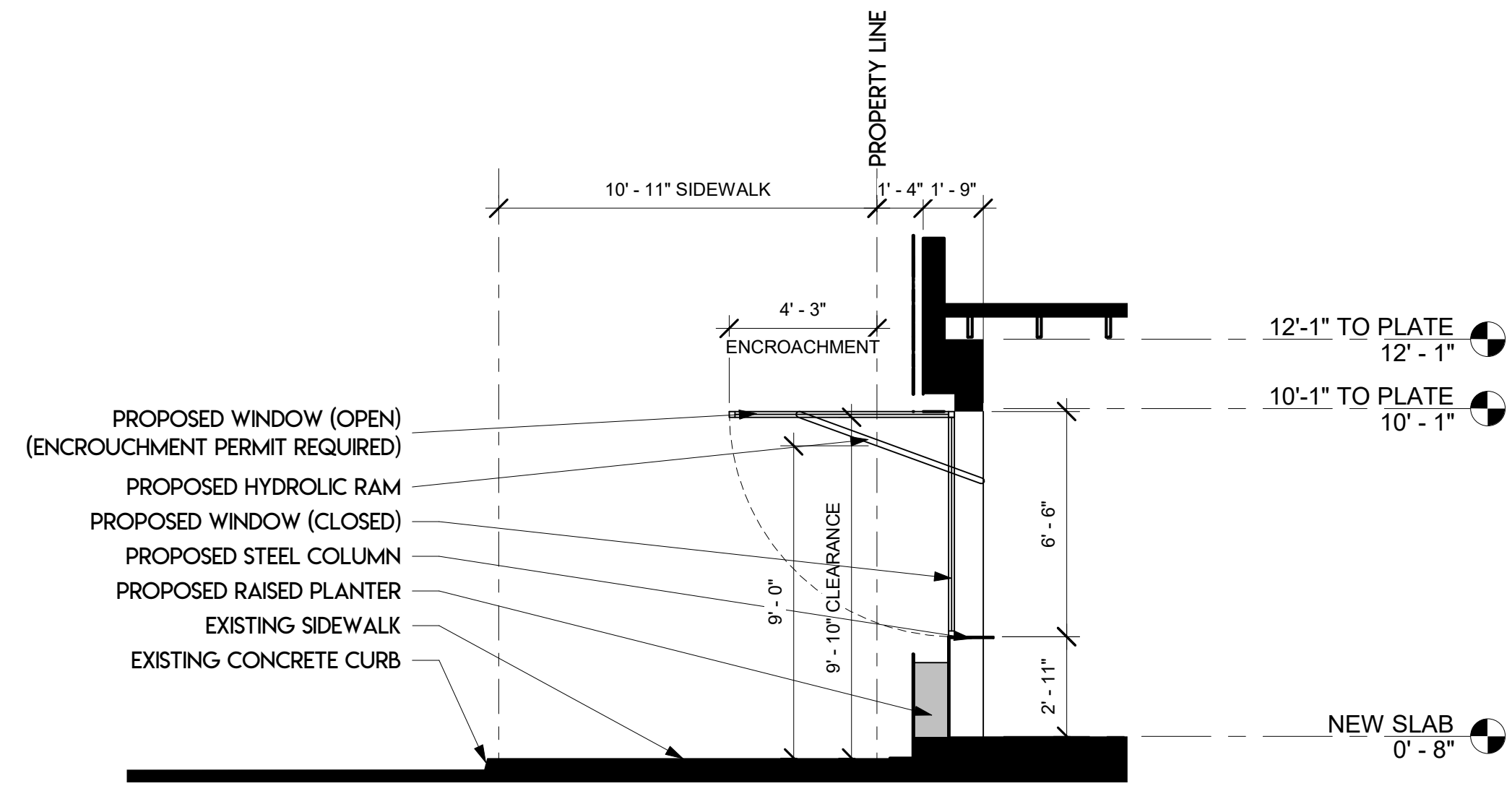
DATE
05.14.19

**CULTURE BREWING CO - MANHATTAN BEACH**  
327 MANHATTAN BEACH BLVD.  
MANHATTAN BEACH, CA 90266  
APN: 4179-005-005

1"=10'-0" SITE PLAN  
**A-1.0**  
1" = 10'-0"



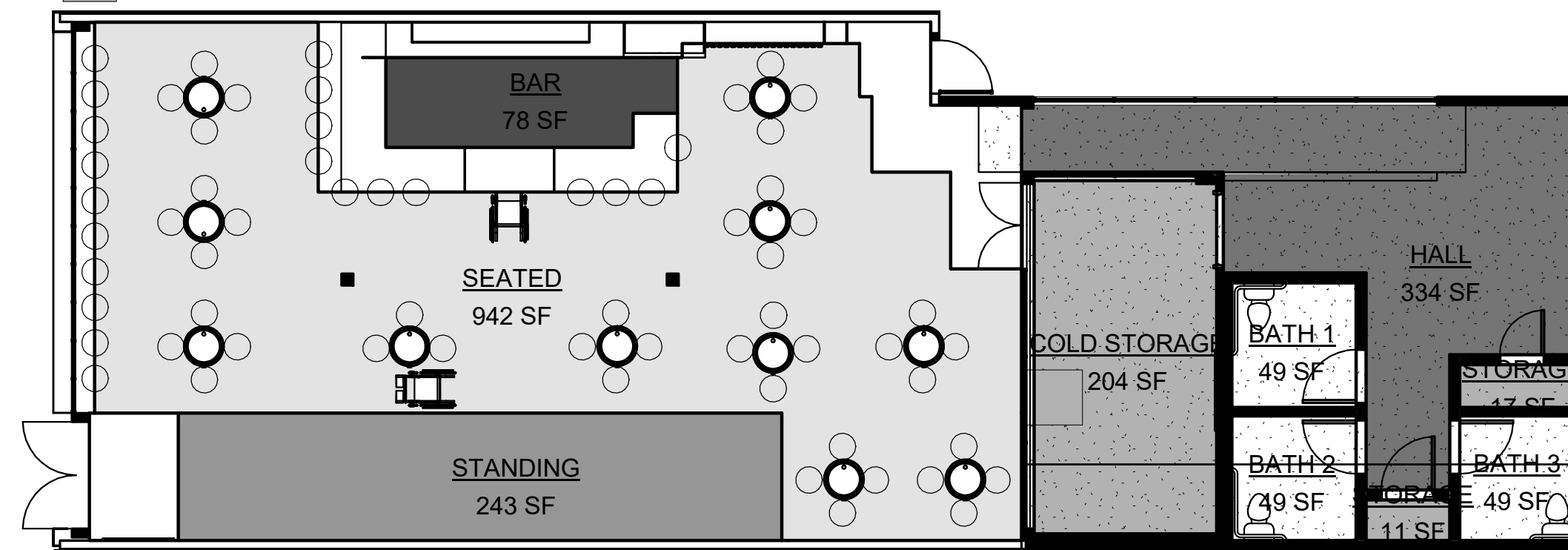




AWINING WINDOW DETAIL 1

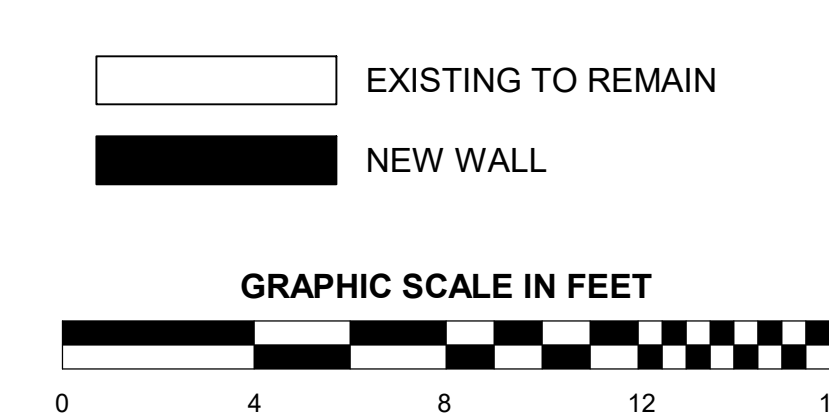
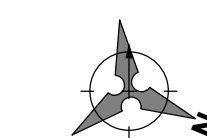
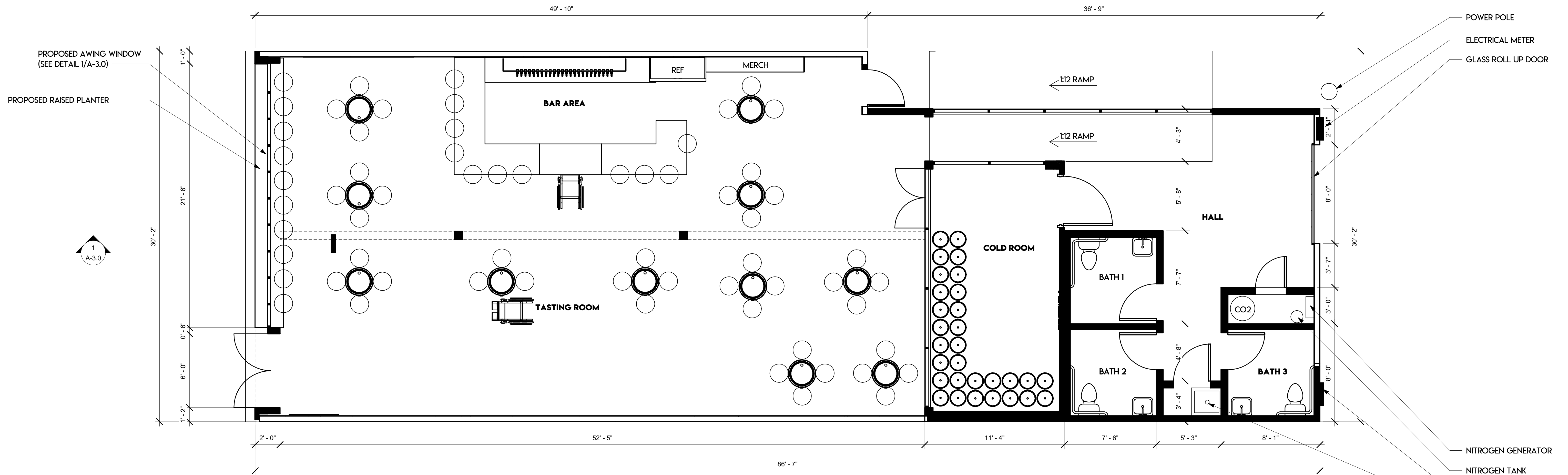
OCCUPANCY AREAS

- BAR
- SEATED
- STANDING
- COLD STORAGE
- STORAGE
- HALL
- BATH 1
- BATH 2
- BATH 3



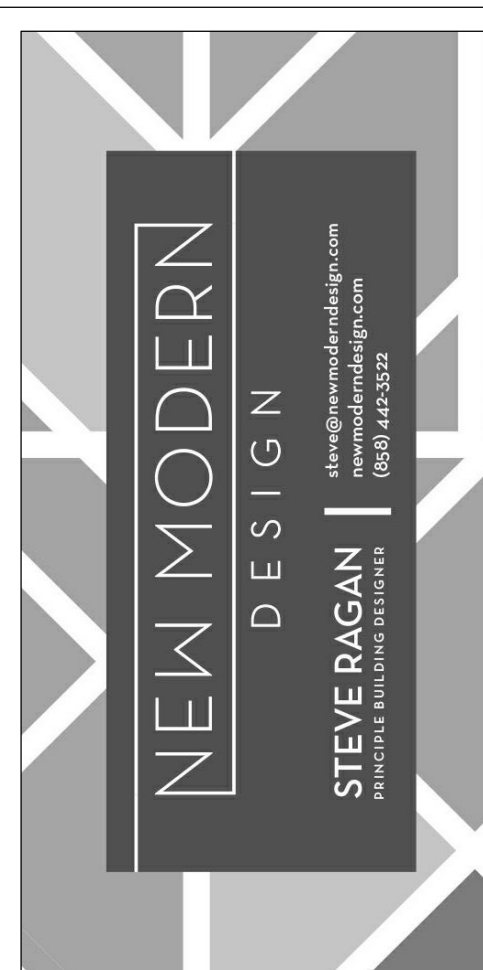
OCCUPANCY - CULTURE BREWING CO (TASTING ROOM):  
 SEATED AREA 942 S.F. @ 1:15 = 62.8  
 STANDING AREA 243 S.F. @ 1:7 = 34.71  
 BACK BAR AREA 78 S.F. @ 1:200 = .39  
 BATHS 156 S.F. @ N/A  
 HALL 334 S.F. @ N/A  
 STORAGE 28 S.F. @ 1:300 = .09  
 COLDROOM 204 S.F. @ 1:300 = .68  
 TOTAL OCCUPANCY LOAD = 99 (98.67)

DATE
05.14.19



**CULTURE BREWING CO - MANHATTAN BEACH**  
 327 MANHATTAN BEACH BLVD.  
 MANHATTAN BEACH, CA 90266  
 APN: 4179-005-005

1/4\"/>
**A-3.0**  
 AS INDICATED



**603 Toilet and Bathing Rooms**

**603.1 General.** Toilet and bathing rooms shall comply with 603.

**603.2 Clearances.** Clearances shall comply with 603.2.

**603.2.1 Turning Space.** Turning space complying with 304 shall be provided within the room.

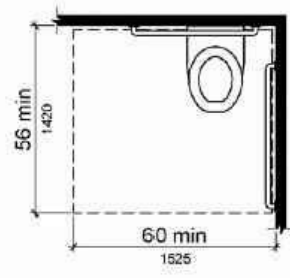
**603.2.2 Overlap.** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

**603.2.3 Door Swing.** Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.  
**EXCEPTIONS:** 1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.  
 2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

**Advisory 603.2.3 Door Swing Exception 1.** At the time the door is installed, and if the door swing is reversed in the future, the door must meet all the requirements specified in 603.2.3. Additionally, the door swing cannot reduce the required width of an accessible route. Also, avoid violating other building or life safety codes when the door swing is reversed.

**603.3 Mirrors.** Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

**Advisory 603.3 Mirrors.** A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches (1880 mm) minimum from the floor or ground.



**Figure 604.3.1**  
Size of Clearance at Water Closets

**604.3.2 Overlap.** The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

**EXCEPTION:** In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches (455 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1675 mm) minimum measured perpendicular from the rear wall.

**Advisory 604.3.2 Overlap.** When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

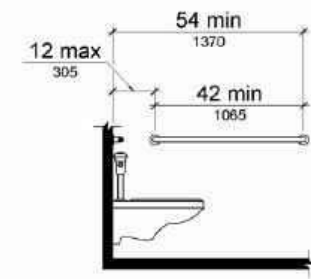
**604.4 Seats.** The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

**EXCEPTIONS:** 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.  
 2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

**604.5 Grab Bars.** Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.  
**EXCEPTIONS:** 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.  
 2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.  
 3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

**Advisory 604.5 Grab Bars Exception 2.** Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.

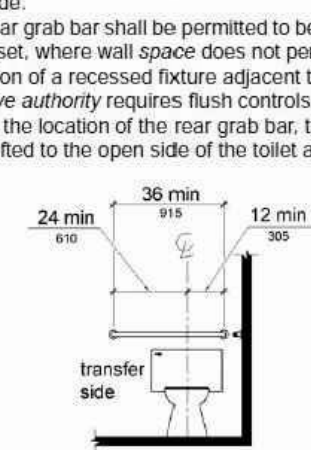
**604.5.1 Side Wall.** The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.



**Figure 604.5.1**  
Side Wall Grab Bar at Water Closets

**604.5.2 Rear Wall.** The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

**EXCEPTIONS:** 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.  
 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.



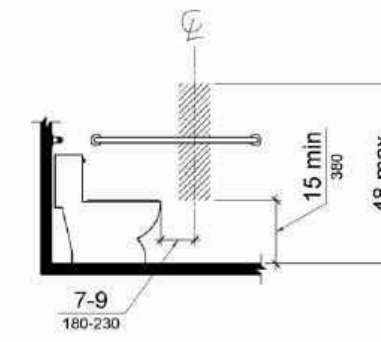
**Figure 604.5.2**  
Rear Wall Grab Bar at Water Closets

**604.6 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

**Advisory 604.6 Flush Controls.** If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet, or if approved by the local authority having jurisdiction, provide a toilet seat lid.

**604.7 Dispensers.** Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

**Advisory 604.7 Dispensers.** If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.



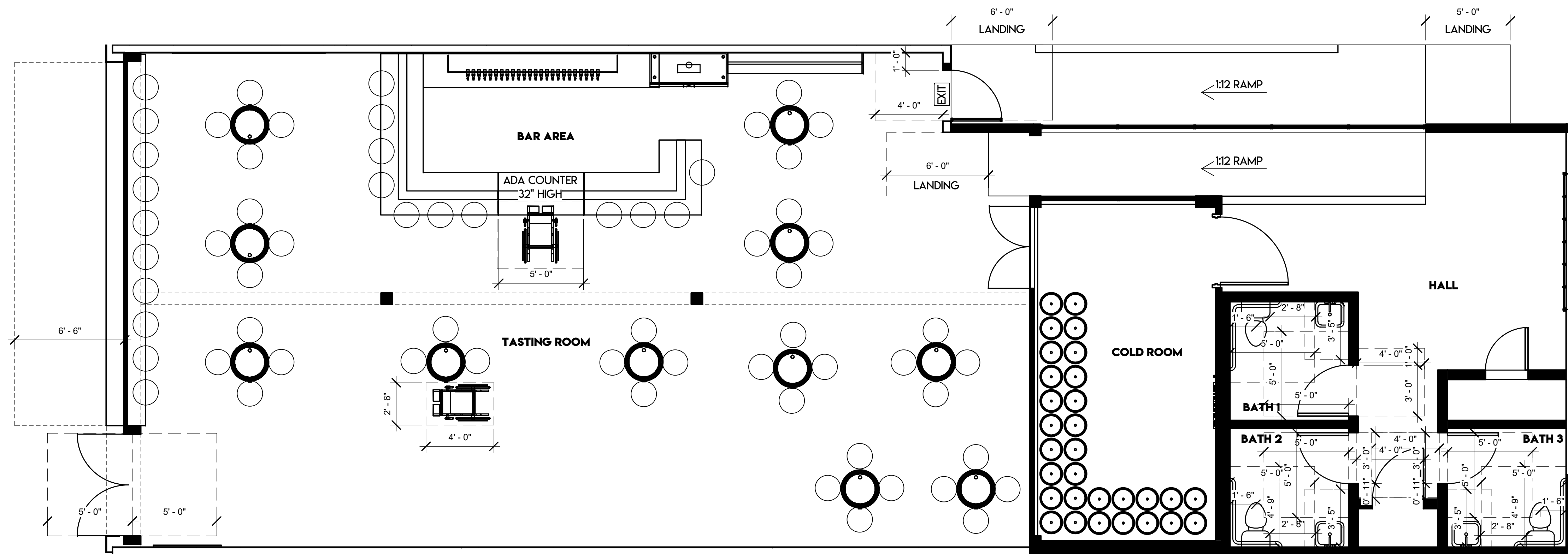
**Figure 604.7**  
Dispenser Outlet Location

**604.8 Toilet Compartments.** Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

**604.8.1 Wheelchair Accessible Compartments.** Wheelchair accessible compartments shall comply with 604.8.1.

**604.8.1.1 Size.** Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

**Advisory 604.8.1.1 Size.** The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.



**ADA NOTES**

1. THE ALLOWABLE SLOPE FOR AN ACCESSIBLE RAMP IS  $\leq 1:12$  (8.33%), PER SECTION 11338.5.3.

2. RAMPS SHALL HAVE A MINIMUM WIDTH OF 48 INCHES, PER SECTION 11338.5.2, WHERE A RAMP SERVES AS THE ONLY EXIT DISCHARGE PATH AND SERVES AN OCCUPANT LOAD OF 300 OR MORE, THE MINIMUM CLEAR WIDTH SHALL BE 60 INCHES.

3. PROVIDE HANDRAILS AT EACH SIDE OF RAMP(S) WHICH ARE SHOWN TO BE  $\geq 120$  (5%) IN SLOPE, PER SECTION 11338.5.5.

4. PASSAGE DOORS SHALL HAVE  $\geq 32$  INCHES AR WIDTH, PER SECTION 11338.2.

5. PROVIDE A LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS, THE FLOOR OR LANDING IS TO BE  $\leq 1/2$  LOWER THAN THE DOORWAY THRESHOLD, PER SECTION 11332.4.1.

6. ALL HANDACTIVATED DOOR OPENING HARDWARE SHALL MEET THE FOLLOWING REQUIREMENTS, PER SECTION 11338.2.5.2:

- A) LATCHING, OR LOCKING, DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- B) IS TO BE CENTERED  $\geq 30$ " BUT  $\leq 44$ " ABOVE FLOOR.

7. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 LBS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS, WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS, SECTION 11338.2.5.

8. SHOW OR NOTE THAT THE LOWER 10" OF ALL DOORS COMPLY WITH SECTION 11338.2.6, AS FOLLOWS:  
 A) TO BE SMOOTH AND UNINTERRUPTED, TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.  
 B) NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.

9. THE MINIMUM STRIKE EDGE DISTANCES ARE PROVIDED AT THE LEVEL AREA ON THE SIDE TO WHICH A DOOR (OR A GATE) SWINGS, PER SECTION 11338.2.4.3:

- A)  $\geq 24$ " AT EXTERIOR CONDITIONS.
- B)  $\geq 18$ " AT INTERIOR CONDITIONS.
- C)  $\geq 12$ " ON THE PUSH SIDE, IF THE DOOR HAS BOTH A LATCH AND A CLOSER.
- D) WHERE A DOOR IS LOCATED IN A RECESS OR ALCOVE WHERE THE DISTANCE FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR IS GREATER THAN 8 INCHES, THE ABOVE CLEARANCES SHALL APPLY, SECTION 11338.2.4.5.

10. PROVIDE A LEVEL AREA, OR LANDING, PER SECTION 11338.2.4.2:

- A)  $\geq 60$ " IN THE DIRECTION OF DOOR SWING.
- B)  $\geq 48$ " IN THE DIRECTION OPPOSITE THE DOOR SWING (OR 44" IF DOORS DONT HAVE LATCHES OR CLOSERS).

11. PROVIDE HANDRAILS ON EACH SIDE OF THE STAIRS, PER SECTION 11338.4.1.1, EXCEPTION: PRIVATE STAIRWAYS 30" OR LESS IN HEIGHT MAY HAVE HANDRAILS ON ONE SIDE ONLY.

12. HANDRAILS ARE TO BE LOCATED  $\geq 34$ " BUT  $\leq 38$ " ABOVE NOSING OF TREADS, PER SECTION 11338.4.2.1.

13. HANDRAILS SHALL EXTEND A  $\geq 12$ " BEYOND TOP NOSING, AND  $\geq 12$ " PLUS TREAD WIDTH BEYOND THE BOTTOM NOSING. AT THE TOP, THE EXTENSION SHALL BE PARALLEL WITH THE FLOOR. AT THE BOTTOM, THE HANDRAIL SHALL CONTINUE TO SLOPE FOR A DISTANCE OF ONE TREAD WIDTH; THE REMAINDER OF THE EXTENSION SHALL BE HORIZONTAL, SECTION 11338.4.2.2.

14. STAIR TREADS SHALL BE NO LESS THAN 1" DEEP, MEASURED FROM RISER TO RISER, PER SECTION 11338.4.5.3.

15. INTERIOR STAIR TREADS ARE MARKED AT THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR, BY A STRIP OF CLEARLY CONTRASTING COLOR, PER SECTION 11338.4.4, AS FOLLOWS:

- A) AT LEAST 2" WIDE (BUT NOT MORE THAN 4" WIDE).
- B) PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING.
- C) THE STRIP SHALL BE AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

16. ALL TREAD SURFACES COMPLY WITH SECTION 11338.4.5, AS FOLLOWS:

- A) OPEN RISERS ARE NOT PERMITTED.
- B) STAIR TREADS SHALL BE NO LESS THAN 1" DEEP, MEASURED FROM RISER TO RISER.
- C) BE SLIP RESISTANT.
- D) HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES.
- E) HAVE NO ABRUPT EDGES AT THE NOSING.
- F) NOSING SHALL NOT PROJECT  $\geq 1/2$ " PAST THE FACE OF THE RISER ABOVE.

17. PROVIDE A PASSAGEWAYS LEADING TO SANITARY FACILITIES TO HAVE REQUIRED CLEAR ACCESS WIDTHS, PER SECTION 1115B.5.

- A)  $\geq 32$ " CLEAR OPENING.
- B) A CLEAR AREA:  
 I)  $\geq 60$ " IN THE DIRECTION OF THE DOOR SWING.  
 II)  $\geq 44$ " AWAY FROM THE DIRECTION OF DOOR SWING.

18. A WATER CLOSET IS LOCATED IN A SPACE, PER SECTION 1115B.3.2.3, WHICH PROVIDES:

- A) A MINIMUM SIDE CLEARANCE OF EITHER:  
 I)  $\geq 28$ " FROM A FIXTURE, THIS CLEARANCE SHALL EXTEND ALL THE WAY TO THE REAR WALL, SECTION 1115B.4.1.1.

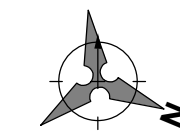
19. PLEASE REVISE THE PLANS TO SHOW A DISABLED ACCESSIBLE TRANSACTION COUNTER LOCATED AT A SECTION OF THE MAIN COUNTER THAT IS AT LEAST 36" LONG AND NO MORE THAN 28" TO 34" HIGH (FLIP/HICHLIP OR FOLDING COUNTERS ARE ONLY PERMITTED IN EXISTING BUILDINGS WHEN A FINDING OF UNREASONABLE HARDSHIP IS FOUND BY THE BUILDING OFFICIAL), SECTION 1122B.5

20. STAIRWAY HANDRAILS SHOULD NOT PROJECT MORE THAN 4 1/2 INCHES INTO THE REQUIRED WIDTH, SECTION 1012.8.

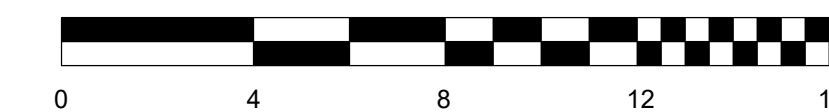
21. STAIRWAY RISER MUST BE 4 INCHES MINIMUM AND 7 INCHES MAXIMUM AND MINIMUM RUN SHALL BE 11 INCHES, SECTION 1009.4.2.

22. HANDRAILS (SECTIONS 1012 AND 1009.12):

- A) HANDRAILS ARE REQUIRED ON EACH SIDE OF STAIRWAYS.
- B) HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS, ADDITIONALLY, THE OPEN SIDES OF STAIRS SHALL BE PROVIDED WITH 42" HIGH GUARDS, PER SECTION 1013.
- C) THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES.
- D) HANDRAILS PROJECTING FROM WALLS SHALL HAVE AT LEAST 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- E) HANDRAILS SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.
- F) HANDRAILS SHALL EXTEND 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
- G) ENDS OF HANDRAILS SHALL BE RETURNED TO A WALL, GUARD OR THE WALKING SURFACE.



GRAPHIC SCALE IN FEET



NEW MODERN DESIGN

STEVE RAGAN  
PRINCIPLE BUILDING DESIGNER  
HRA@steveanddavid.com  
(805) 743-9327

DATE
05.14.19

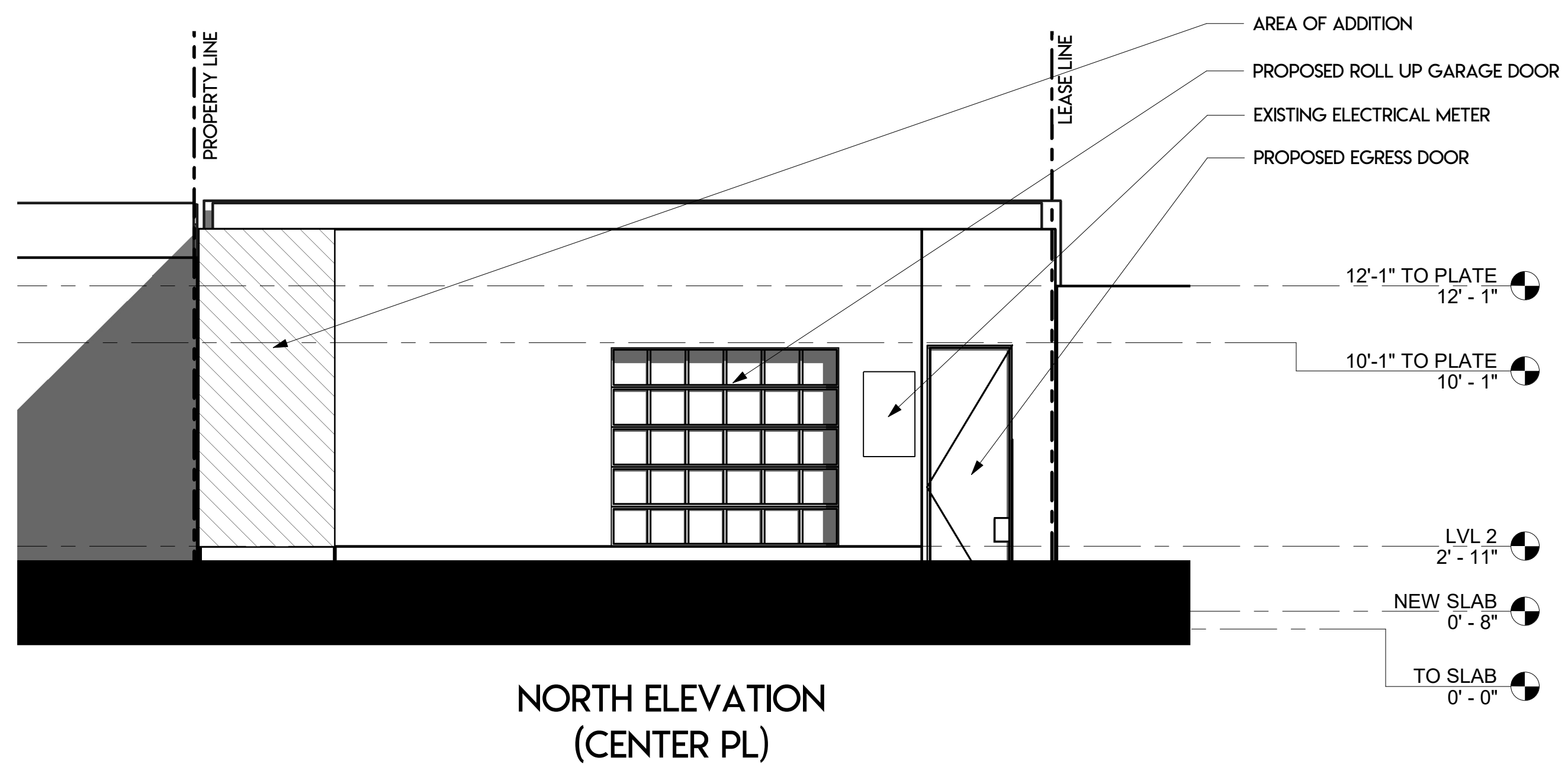
CULTURE BREWING CO - MANHATTAN BEACH

327 MANHATTAN BEACH BLVD.  
MANHATTAN BEACH, CA 90266  
APN: 4179-005-005

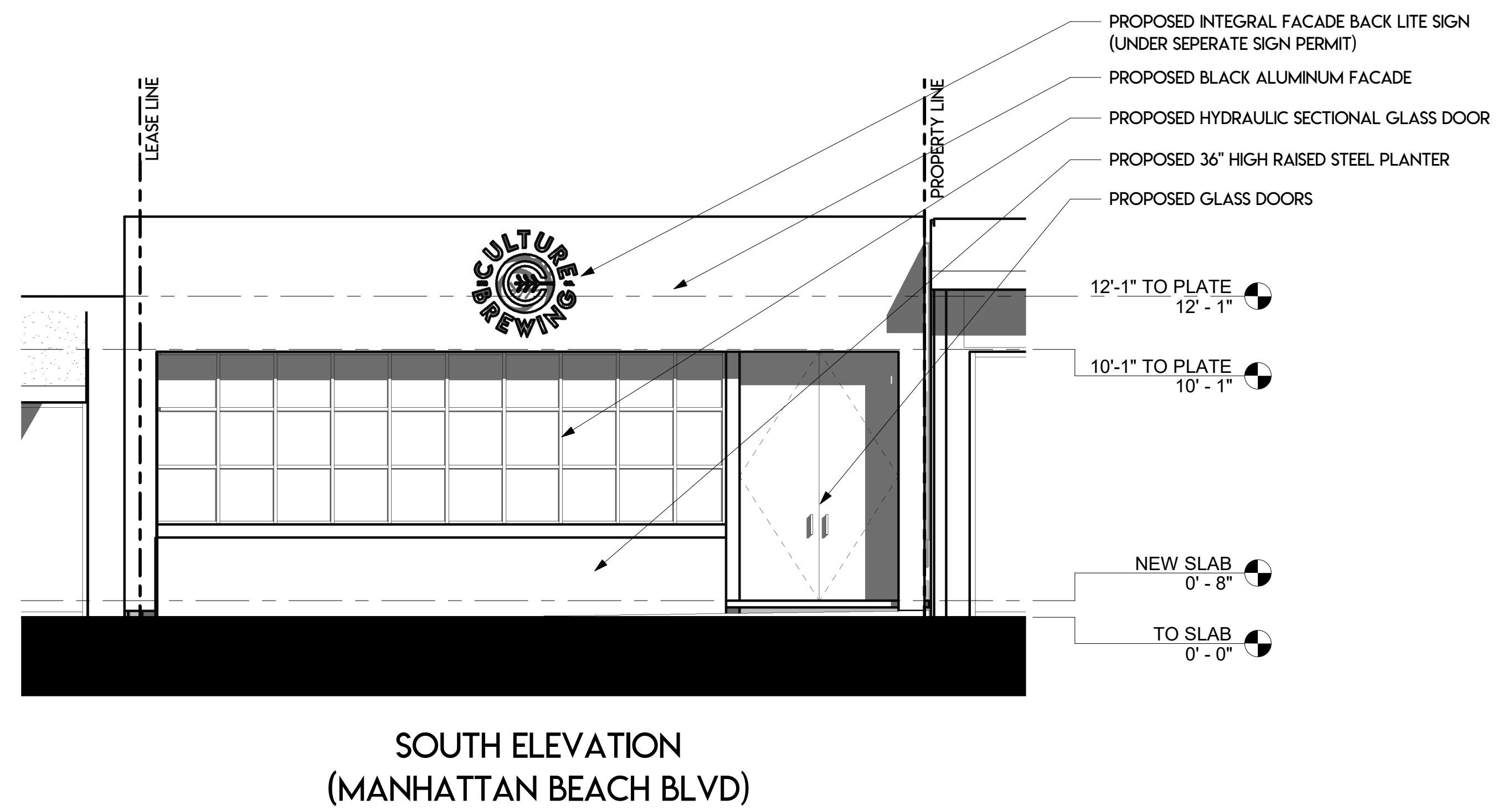
1/4"=1'-0" ADA PLAN

A-3.1

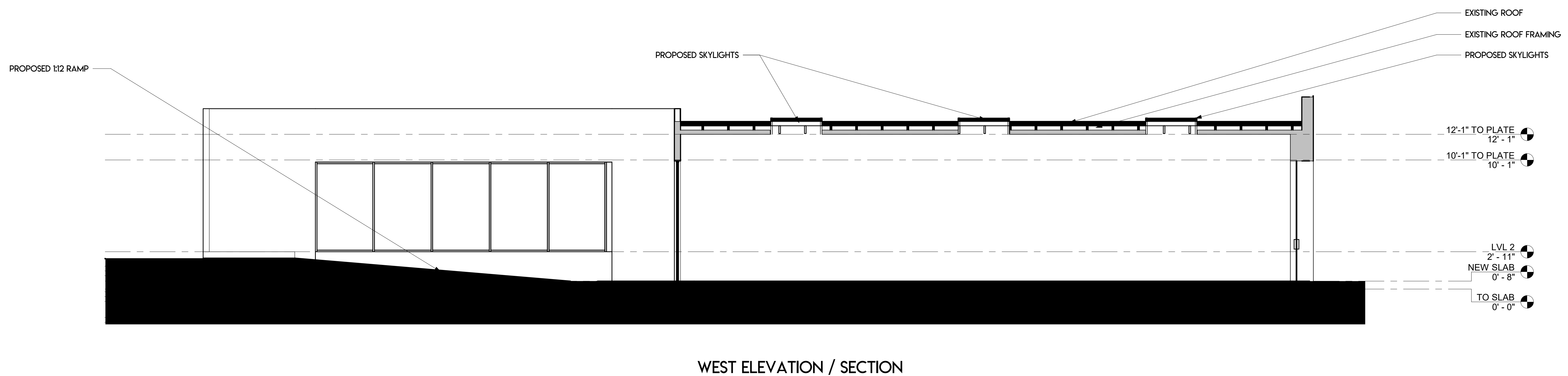
1/4" = 1'-0"



NORTH ELEVATION  
(CENTER PL)



SOUTH ELEVATION  
(MANHATTAN BEACH BLVD)



WEST ELEVATION / SECTION

**NEW MODERN**  
DESIGN  
STEVE RAGAN  
ARCHITECTURE  
PHOTOGRAPHY & DESIGN  
steve@newmodern.com  
(818) 742-3822

DATE
05.14.19

**CULTURE BREWING CO - MANHATTAN BEACH**

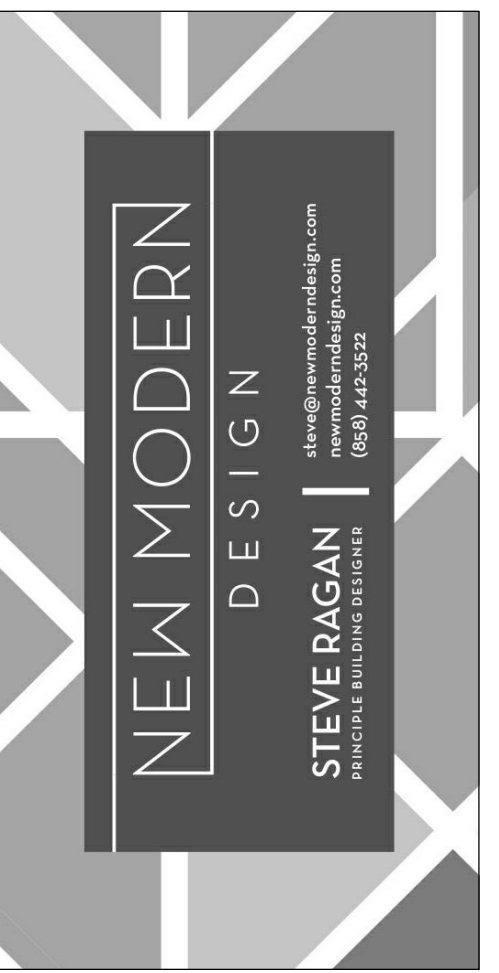
327 MANHATTAN BEACH BLVD.  
MANHATTAN BEACH, CA 90266  
APN: 4179-005-005

1/4"=1'-0" ELEVATIONS / SECTIONS

**A-4.0**

1/4" = 1'-0"





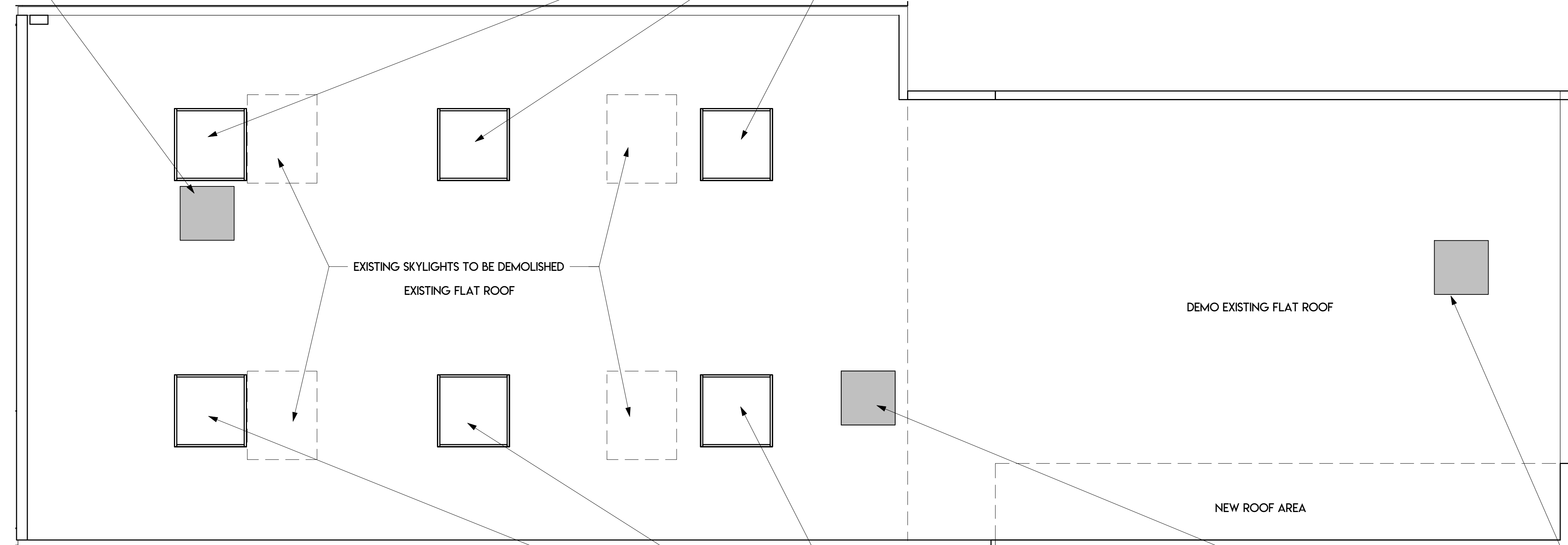
DATE  
05.14.19

**CULTURE BREWING CO - MANHATTAN BEACH**  
327 MANHATTAN BEACH BLVD.  
MANHATTAN BEACH, CA 90266  
APN: 4179-005-005

1/4"=1'-0" ROOF PLAN  
**A-5.0**  
1/4" = 1'-0"

EXISTING HVAC UNIT TO REMAIN

PROPOSED SKYLIGHTS

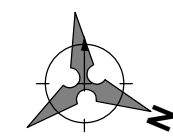


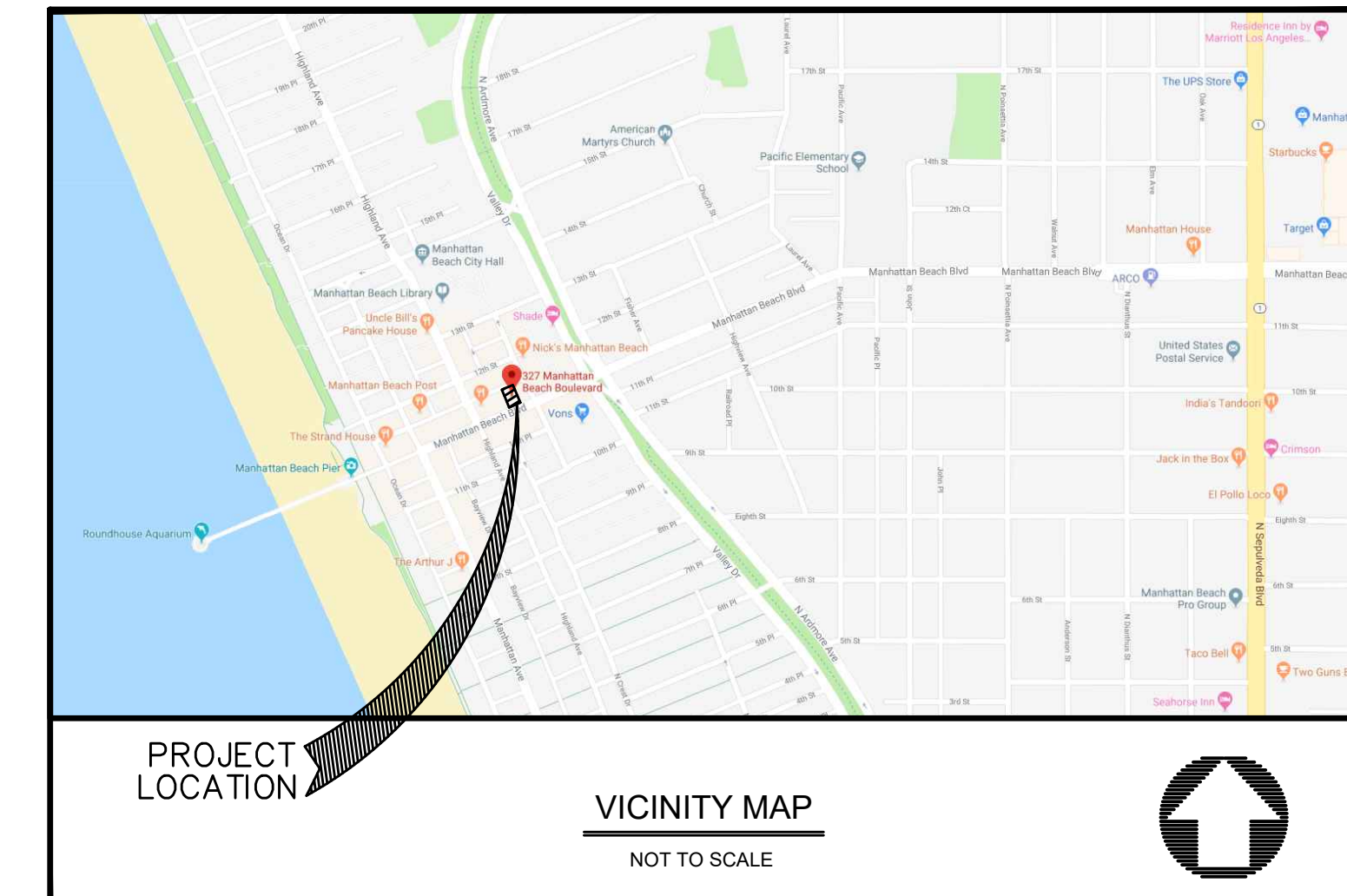
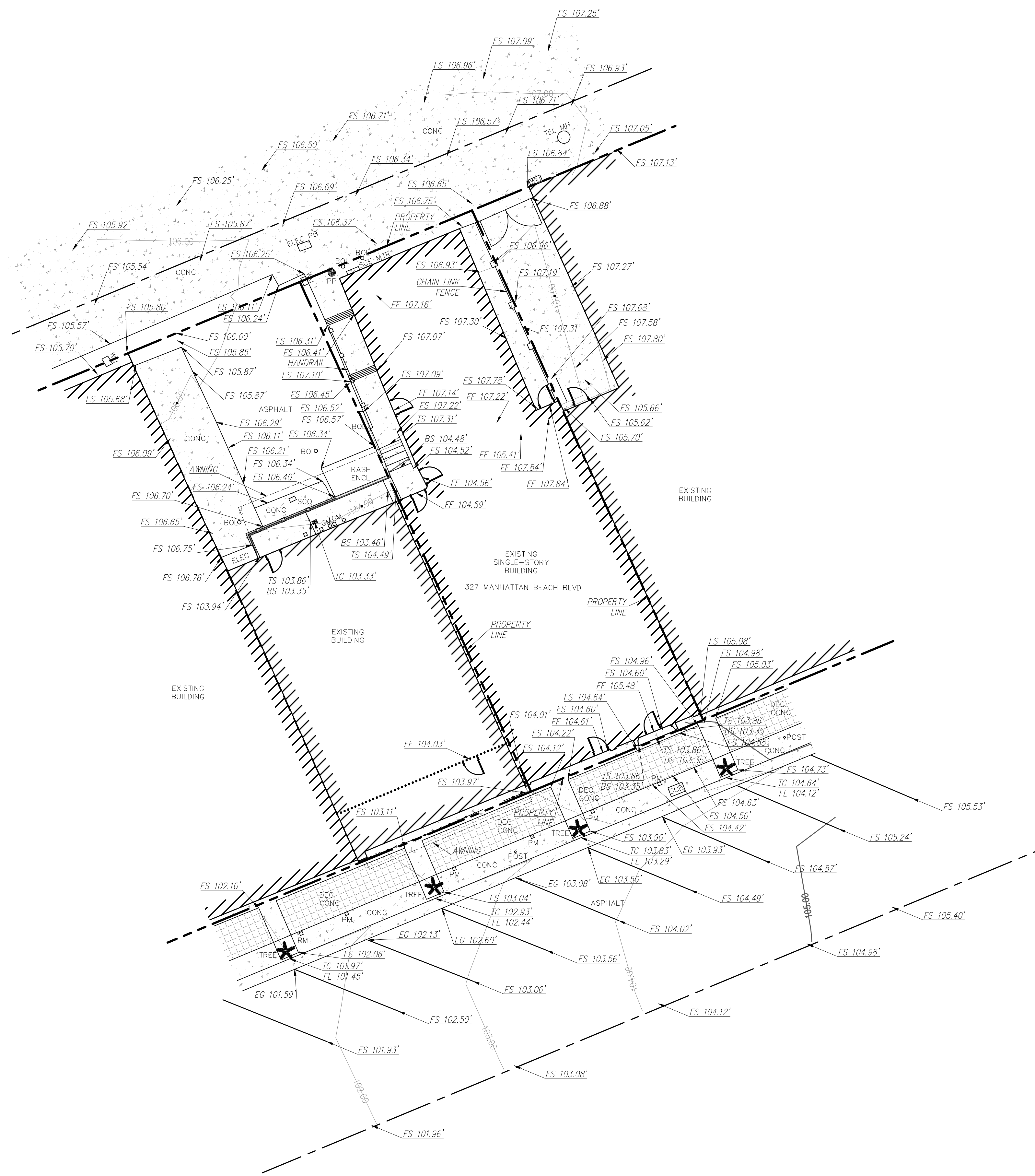
EXISTING SKYLIGHTS TO BE DEMOLISHED  
EXISTING FLAT ROOF

DEMO EXISTING FLAT ROOF

NEW ROOF AREA

EXISTING HVAC UNITS TO REMAIN





**ABBREVIATIONS:**

AC	ASPHALT CONCRETE
BOL	BOLLARD
BS	BOTTOM OF STEP
BX	BOTTOM OF DRIVEWAY APRON
BW	BACK OF SIDE WALK
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
DEC CONC	DECORATIVE CONCRETE
EG	EDGE OF GUTTER
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
MH	MANHOLE
NG	NATURAL GROUND
OH	OVERHEAD WIRE
P.A.	PLANTER AREA
PM	PARKING METER
SDMH	STORM DRAIN MANHOLE
ST LITE	STREET LIGHT
TC	TOP CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP WALL
TX	TOP OF DRIVEWAY APRON
WM	WATER METER
WV	WATER VALVE
PP	POWER POLE
DWY	DRIVEWAY

**LEGEND**

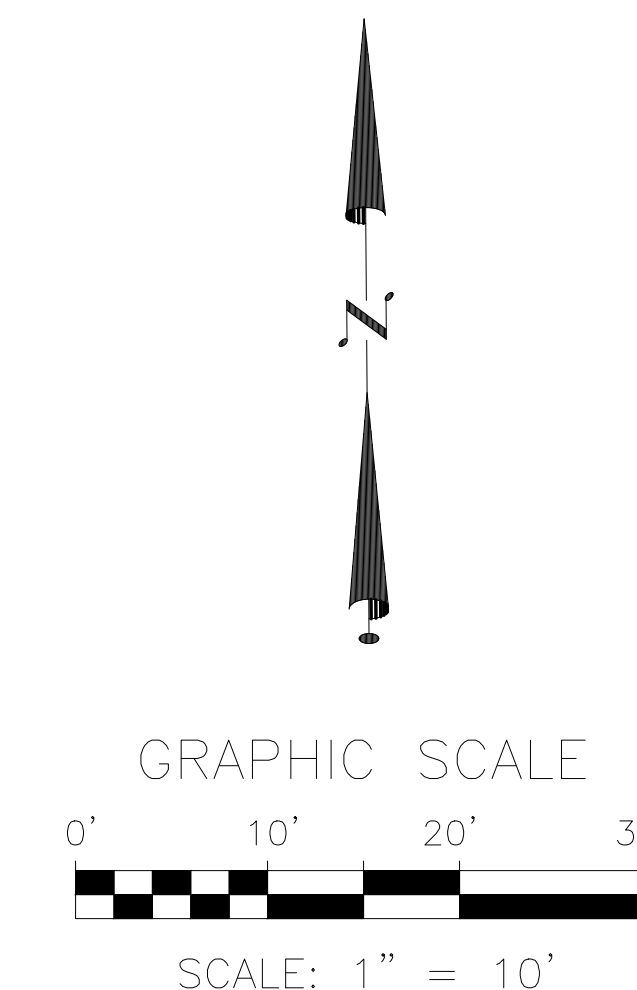
BUILDING	
STREET LIGHT	
FIRE HYDRANT	
SIGN	
SOLITARY TREE/AND SIZE	
WATERMETER	
WATERVALVE	
CONTROL POINT	
CONCRETE AREA	
EXISTING CONTOUR	
PROPERTY LINE	

**BENCHMARK:**

LACFGD BENCHMARK NUMBER QY12103  
 BRASS DISK ON PIER 42.7M(140FT) W/O THE STRAND & 7.6M(25FT) S/O CL PROD MANHATTEN BEACH BL (MKD MANHATTEN BEACH 2002)  
 ELEVATION: 25.463' (2000 ADJ.) NAVD 1988 DATUM

**LEGAL DESCRIPTION:**

LOT 6 AND LOT 7, BLOCK 92, MANHATTAN BEACH, DIVISION NO. 2  
 RECORDED IN BOOK 1, PAGES 95 AND 96 OF MAPS,  
 RECORDS OF LOS ANGELES COUNTY, CALIFORNIA  
 APN: 4179-005-005



NO.	REVISIONS:	BY:	DATE:						
<p><b>JMC<sup>2</sup></b>                  Civil Engineering &amp; Surveying                  John M. Crivello Consultants, Inc.                  411 N. Harbor Blvd, Suite 201                  San Pedro, CA 90731                  P: 310.291.6650                  www.jmc2.com</p>									
<p>PLANS PREPARED BY: <b>JMC<sup>2</sup></b></p>									
<p><b>327 MANHATTAN BEACH BLVD,                  MANHATTAN BEACH, CA 90266</b></p>									
<p><b>TOPOGRAPHIC SURVEY</b></p>									
PROJECT	PROJECT NO.								
	20190135.00								
SCALE	1" = 10'								
DATE	05/06/2019								
DESIGNED BY									
DRAWN BY	GD								
CHECKED BY	EZR								
SHEET NO.	<b>1</b>								
<p>1 OF 1 SHEETS</p>									